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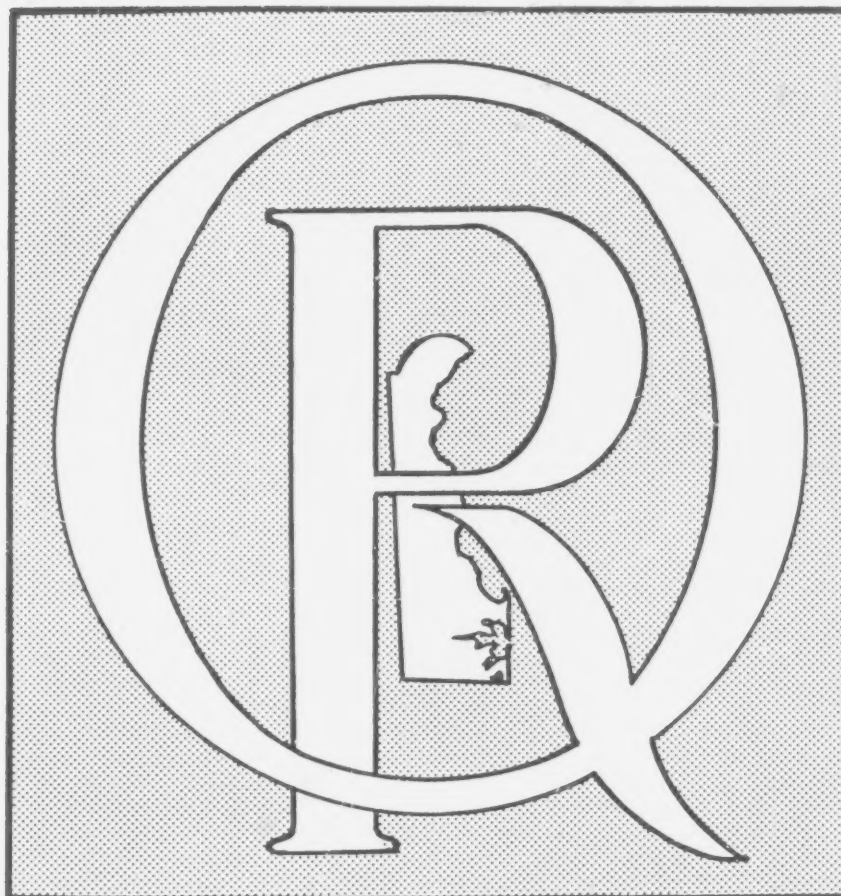
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FALL, 1981

QUARTERLY REVIEW

HOUSING PRODUCTION IN DELAWARE



Third Quarter, 1981

DEPARTMENT OF COMMUNITY AFFAIRS AND ECONOMIC DEVELOPMENT

DIVISION OF HOUSING

DELAWARE STATE HOUSING AUTHORITY

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The cooperation of local building permit
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QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE

THIRD QUARTER, 1981

BY

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November, 1981

F O R E W O R D

With only 825 homes produced in Delaware in the third quarter, it is apparent that 1981 is going to be another bad year for the industry. It will be worse than 1980.

A new name appears on the title page of this issue of the Quarterly Review. Housing Specialist Gail Brown is responsible for preparing it, and has added a new highlight to the synopsis. She analyzed the data the Division of Housing has been tabulating for many years on square foot size, number of bedrooms, and type of heat. Then she developed a unit profile of Delaware's typical home in the third quarter.

Our special feature for the Fall issue is an attempt to explain to the Review's informed readers the precise reasons why no bonds were issued by Delaware State Housing Authority in 1981 and what the Agency is doing about it.

Robert S. Moyer

ROBERT S. MOYER
State Director of Housing

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INTRODUCTION

This report presents housing activity in Delaware for the third quarter of 1981. Included are data on the number of new housing units authorized by building permit, the number of mobile homes sold plus the total of residential demolitions. Construction costs, type of heating fuel, square footage and bedroom counts are also enumerated on a per unit basis. A feature article that explains the precise reasons why the Delaware State Housing Authority has issued no bonds in the past year, and what the Agency is doing to amend national housing legislation, also appears in this issue.

The information herein relates only to new housing units intended for occupancy on a housekeeping basis. Excluded are hotels, motels and other group residential structures. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of the Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance will be expressed as "starts."

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. An exception is the Town of Milford which straddles the borders of both Kent and Sussex

counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Unit - defined for the purposes of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate, year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Chart 4 is based on the number of new mobile homes sold and titled for use in Delaware. Those homes labeled sectional, modular or "prefab" are counted as on-site construction.

Chart 5 presents enumeration of substantial rehabilitation as taken from building permits. Additions and alterations containing three of the following four elements constitute substantial rehabilitation: Electrical, heating, plumbing or structural work.

HOUSING PRODUCTION, THIRD QUARTER 1981

Synopsis:

Third quarter, 1981 housing production in Delaware totalled 825 units, an increase of only 14 units over the second quarter production level but a sharp decrease (36%) from the 1,294 units produced this time last year.

The production total for this quarter consists of 481 single family units (58%), 74 multi-family units (9%), and 270 new mobile homes (33%).

Permits issued in New Castle County for on-site construction increased to 311 units this quarter, 15% more than the 271 units produced the previous quarter, but was down 42% from the 539 units recorded for the third quarter last year. For the second continuous quarter, no multi-family activity occurred in Delaware's most populated county, as compared to the 152 multi-family units produced in the third quarter of 1980. Only 11 single family units are slated for Delaware's largest City, Wilmington, with the balance, 299 units, to be scattered throughout the County.

Single family production in Kent County totalled 29 units this quarter, a 6 unit decrease (17%) from the 35 unit level last quarter, but a 53% decrease from last year's third quarter level of 62 units. Like its northern sister County, no multi-family activity occurred this third quarter of 1981, and none has been recorded for the past 15 months. Of the five jurisdictions in the County which provide building permit information for their specific locales, single family activity has been directed to the City of Dover and Town of Smyrna with the balance placed in unincorporated county areas.

Sussex County's total on-site production this quarter was 215 units, comprised of 141 single family and 74 multi-family units. Total production represents a 6% decrease from the previous quarter level of 228 units and a 21% decrease from the 271 units produced this same quarter last year. Single family production this quarter was down 40 units from the 181 units last quarter, but is only 2 units less than production a year ago. The 74 units of multi-family housing produced statewide this quarter were in Sussex County in the Towns of Bethany, Laurel and Bridgeville. Multi-family activity is up from last quarter's 47 units by 57%, but decreased 42% from the 128 units recorded this time a year ago.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services and engineering are not included.

TOTAL COST

Statewide on-site residential construction cost for the third quarter, 1981 totalled \$18,518,605, a 11% decrease from the second quarter's \$20,829,990 total cost, and a 35% decrease from the \$28,469,958 total cost reported a

year ago. Statewide single family total cost for the 481 units this quarter was \$18,203,825 and for the 74 multi-family units it was \$3,314,710. Single family total cost decreased by 21% from the \$19,140,490 recorded for the second quarter this year and also represents a 24% decrease from the \$19,950,158 construction cost the same quarter last year. The increase in multi-family production this quarter is the reason for a 96% increase in the statewide total construction cost from last quarter's \$1,689,500 but that is still a drastic decrease of 61% from the statewide multi-family construction cost of \$8,519,800 for the third quarter of 1980.

Total on-site construction cost in New Castle County during this quarter, \$7,935,249, is a 15% decrease from the second quarter's total construction cost of \$9,373,880, and is also considerably less than the third quarter 1980 total construction cost of \$17,647,739 by 55%. New Castle County's on-site construction costs are for single family construction only, since no multi-family activities occurred this quarter in that County.

Kent County's third quarter total construction cost of \$1,414,836 was down just 17% from the \$1,708,984 reported for the second quarter this year and a 34% decrease from the \$2,157,126 reported for the comparable quarter of 1980. Again, total construction costs are attributed to single family production only this quarter due to inactivity in the multi-family housing production.

On-site construction cost in the third quarter, 1981 in Sussex County was \$9,168,520, down 6% from last quarter's total of \$9,747,126 but 3% greater than the third quarter, 1980 total of \$8,944,093. Single family total cost this quarter, \$5,853,810, was down from the \$8,057,626 recorded for the last quarter by a considerable 27%, but represented only a slight increase of 2% over the third quarter, 1980, construction cost for single family homes of \$5,744,293. Third quarter multi-family costs, \$3,314,710, nearly doubled the second quarter total cost of \$1,689,500 but minutely increased by 4% from the \$3,199,800 recorded for the third quarter of 1980.

AVERAGE COST

Statewide average construction cost during the third quarter, 1981, dropped 14% to \$33,367 from the \$39,007 recorded last quarter but increased 20% from the \$27,830 reported the comparable quarter last year. Average construction costs in Delaware over the past year have fluctuated from one quarter to the next for both single family and multi-family residential construction. Statewide single family average costs decreased by 20% to \$31,609 from last quarter's average of \$39,303 while average multi-family costs increased dramatically per unit to \$44,793 from the \$35,946 level recorded in the second quarter, 1981. Both single family and multi-family average costs this quarter were higher than the \$26,779 (s.f.) and \$30,647 (m.f.) average costs reported for the third quarter a year ago by 18% and 46%, respectively.

Average residential costs for New Castle County came in at \$25,515, lower than the second quarter's average cost of \$34,539 by 26%, but an increase of 12% from the \$22,872 recorded for the third quarter one year ago. This quarter's average cost for New Castle County is the lowest figure recorded in the last twelve months.

Single family average construction cost in Kent County this quarter was almost a carbon copy from last quarter's average cost per unit of \$48,828, with a difference of only \$41 less this quarter. However, in comparison to the same quarter a year ago, average housing cost in Kent County rose 40% from the \$34,792 recorded for that period. Kent County recorded the highest per unit construction cost for housing this quarter, but had the lowest production level in the State.

Although Sussex County carried the lead in activity this quarter, its average cost per unit decreased by 6% to \$40,390 from the \$42,750 reported for the second quarter this year. Compared to the third quarter of 1980, this quarter's average cost represented a 22% increase from the \$33,004 recorded last year. Single family average cost this quarter of \$41,516, dropped only 7% from the \$44,517 recorded last quarter, and rose only 5% above the third quarter, 1980 average single family cost of \$39,616. The most dramatic increase is in the multi-family area. This quarter's \$44,793 average cost surmounts last quarter's cost of \$35,946 by 25% and 1980's third quarter average cost of \$25,395 by 76%.

UNIT PROFILE

Charts 7, 8 and 9 detail statistics gathered from building permits with regard to the planned type of heat, square feet of living space requirements, and number of bedrooms selected per unit.

Noteworthy is the decrease in fuel oil heat per unit this quarter to 80, down 55% from the 178 units this time last year. The distribution of heating sources for total on-site production this quarter, as compared to this time last year is:

	<u>Oil</u>	<u>Gas</u>	<u>Electric</u>	<u>Other</u>
Third Quarter, 1981	14%	22%	61%	3%
Third Quarter, 1980	20%	30%	49%	1%

Electric heat is still the most popular heat source for new residential construction, and interestingly there has been a gradual increase in installation of other types of heating sources over the past year, i.e. solar systems and wood stoves.

Family living space requirements evidence a shift from the larger sized unit (more than 1,500 square feet) in the third quarter of 1980 to the mid-size unit (between 1,000 and 1,500 square feet) this quarter.

Although it appears a trend is developing towards a mid-size housing unit, the demand for a three-bedroom home remains constant. The distribution of bedrooms per unit to the total on-site production for this quarter and the similar quarter last year is:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4+ BR</u>
Third Quarter, 1981	3%	35%	48%	14%
Third Quarter, 1980	3%	36%	52%	9%

Therefore, the typical unit this quarter was a mid-size home with 3 bedrooms and heated by electricity.

MOBILE HOME ACTIVITY

Mobile home sales in Delaware for the third quarter, 1981 totalled 270, only 5 units less than the 275 recorded last quarter and matches exactly the number of mobile home sales for the third quarter of 1980. With the decline in on-site construction, mobile home activity is representing a larger portion of the State's total housing production. The 270 sales this quarter comprise 33% of the total production and 56% of the State's single family production level this quarter, 481.

New Castle County's 45 units was a 50% increase from last quarter's 30 mobile homes and nearly double the activity in that county for the third quarter of 1980, which was 24.

Sales generated in Kent County total 106 units this quarter, a 6 unit increase from the 100 units recorded last quarter, but a 17% decrease from the 127 units sold in the third quarter last year.

Sussex County consistently leads the State in mobile home sales with 119 units this quarter, an 18% reduction from last quarter's activity recorded at 145 units, but exactly the same as mobile home sales one year ago.

FEDERAL ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for single family homes in Delaware were extended to 26 units during the third quarter, 1981.

The bulk of those subsidies were from the Farmers Home Administration which insured 24 units during this quarter, 17 of which were for Sussex County, 6 for Kent County and 1 for New Castle County. These 24 insured loans are a 38% decrease from the 39 units insured last quarter, but one year ago, there were no units insured by the Farmers Home Administration.

The Federal Housing Administration reported that it did not extend any insured loans for the third quarter, 1981. Last quarter, there were 31 FHA insured loans, and this time last year there had been 8 new homes insured through the FHA office.

Only two (2) guaranteed loans were made for new residential construction through the Veterans Administration this quarter, a decrease of 67% from the six (6) loans reported last quarter, and a 86% fall from the 14 loans reported in the third quarter of 1980.

NATIONAL HOUSING STARTS

The U.S. Department of Commerce reported that the seasonally adjusted national on-site housing starts for this quarter, 1981 were:

1,055,000	- July
937,000	- August
918,000	- September
2,910,000	- Third Quarter, 1981 Total

The above figures are single family and multi-family starts combined.
Single family national housing starts are:

691,000	- July
591,000	- August
<u>615,000</u>	- September
1,897,000	- Third Quarter Single Family Starts

Multi-family housing starts represent the balance of the total, and are shown at the following production level:

364,000	- July
346,000	- August
<u>303,000</u>	- September
1,013,000	- Third Quarter Multi-Family Starts

Consistently each month, housing starts dropped below the previous monthly national housing starts, and the September figure, 38% below the year-earlier rate of 1,482,000 units, as reported by the U.S. Department of Commerce, was the lowest since February 1975 and the third lowest monthly level since 1959.

HOUSING PRODUCTION DATA
THIRD QUARTER, 1981

CHARTS 1-9B

CHART 1-A: ON-SITE PERMITS ISSUED
NEW CASTLE COUNTY

Location	Structure	1980			1981		
		3rd Qtr.	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.
Wilmington	Sngl.-fam.	13	22	80	7	15	11
	Multi-fam.	0	0	0	0	0	0
	Total	13	22	80	7	15	11
Newark	Sngl.-fam.	3	12	18	1	2	0
	Multi-fam.	0	0	0	0	0	0
	Total	3	12	18	1	2	0
New Castle	Sngl.-fam.	0	0	3	1	1	0
	Multi-fam.	0	0	0	0	0	0
	Total	0	0	3	1	1	0
Elsmere	Sngl.-fam.	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0
	Total	0	0	0	0	0	0
Belle-Fonte	Sngl.-fam.	0	0	0	0	0	1
	Multi-fam.	0	0	0	0	0	0
	Total	0	0	0	0	0	1
N.C. Co. Balance	Sngl.-fam.	523	251	1,227	136	253	299
	Multi-fam.	152	0	368	122	0	0
	Total	675	251	1,595	258	253	299
N.C. Co. Total	Sngl.-fam.	539	285	1,328	145	271	311
	Multi-fam.	152	0	368	122	0	0
	Total	691	285	1,696	267	271	311

Location	Structure	1980			1981			
		3rd Qtr.	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	Total
Dover	Sngl.-fam.	2	5	20	9	4	2	15
	Multi-fam.	0	0	0	0	0	0	0
	Total	2	5	20	9	4	2	15
Smyrna	Sngl.-fam.	0	0	0	0	1	1	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	1	1	2
Milford	Sngl.-fam.	1	0	1	1	1	0	2
	Multi-fam.	0	0	11	0	0	0	0
	Total	1	0	12	1	1	0	2
Harrington	Sngl.-fam.	1	0	3	1	0	0	1
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	0	3	1	0	0	1
Camden	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Kent County Balance	Sngl.-fam.	58	40	174	27	29	26	82
	Multi-fam.	0	0	0	0	0	0	0
	Total	58	40	174	27	29	26	82
Kent County Total	Sngl.-fam.	62	45	198	38	35	29	102
	Multi-fam.	0	0	11	0	0	0	0
	Total	62	45	209	38	35	29	102

CHART 1-B: ON-SITE PERMITS ISSUED
KENT COUNTY

1980

1981

Location	Structure	3rd Qtr.	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	Total
Bethany	Sngl.-fam.	2	13	21	26	28	15	67
	Multi-fam.	0	3	3	35	0	18	53
	Total	2	16	24	61	28	33	120
Laurel	Sngl.-fam.	0	3	3	2	2	3	7
	Multi-fam.	0	0	0	0	0	24	24
	Total	0	3	3	2	2	27	31
Lewes	Sngl.-fam.	0	1	2	1	2	1	4
	Multi-fam.	0	0	0	48	4	0	52
	Total	0	1	2	49	6	1	56
Milford	Sngl.-fam.	0	1	3	3	3	4	10
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	1	3	3	3	4	10
Rehoboth	Sngl.-fam.	3	8	17	6	4	2	12
	Multi-fam.	0	0	0	14	0	4	18
	Total	3	8	17	20	4	6	30
Seaford	Sngl.-fam.	1	1	4	1	3	5	9
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	1	4	1	3	5	9
Milton	Sngl.-fam.	1	1	2	0	0	0	0
	Multi-fam.	0	0	32	0	0	0	0
	Total	1	1	34	0	0	0	0
Millsboro	Sngl.-fam.	0	0	1	0	1	1	2
	Multi-fam.	52	0	72	0	0	0	0
	Total	52	0	73	0	1	1	2
Georgetown	Sngl.-fam.	1	0	3	0	0	1	1
	Multi-fam.	76	0	76	0	0	0	0
	Total	77	0	79	0	0	1	1
Sussex County Balance	Sngl.-fam.	135	109	489	135	138	111	384
	Multi-fam.	0	3	3	22	43	28	93
	Total	135	112	492	157	181	139	477
Sussex County Total	Sngl.-fam.	143	137	550	174	181	141	496
	Multi-fam.	128	6	186	119	47	74	240
	Total	271	143	736	293	228	215	736
State Total	Sngl.-fam.	744	467	2,076	357	487	481	1,325
	Multi-fam.	280	6	565	241	47	74	362
	Total	1,024	473	2,641	598	534	555	1,687

CHART 1-C: ON-SITE PERMITS ISSUED
SUSSEX COUNTY

1980

1981

Location	Structure	3rd Qtr.	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	Total
Wilmington	Sngl.-fam.	784,000	1,130,000	4,095,228	280,000	695,000	590,000	1,565,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	784,000	1,130,000	4,095,228	280,000	695,000	590,000	1,565,000
Newark	Sngl.-fam.	80,500	304,255	471,755	29,000	98,900	0	127,900
	Multi-fam.	0	0	0	0	0	0	0
	Total	80,500	304,255	471,755	29,000	98,900	0	127,900
New Castle	Sngl.-fam.	0	0	92,600	25,000	45,000	0	70,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	92,600	25,000	45,000	0	70,000
Elsmere	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Belle-Fonte	Sngl.-fam.	0	0	0	0	0	17,000	17,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	17,000	17,000
N.C. Co. Balance	Sngl.-fam.	11,463,239	8,550,074	32,835,024	4,686,140	8,534,980	7,328,249	20,549,369
	Multi-fam.	5,320,000	0	7,820,776	1,599,000	0	0	1,599,000
	Total	16,783,239	8,550,074	40,655,800	6,285,140	8,534,980	7,328,249	22,148,369
N.C. Co. Total	Sngl.-fam.	12,327,739	9,984,329	37,494,607	5,020,140	9,373,880	7,935,249	22,329,269
	Multi-fam.	5,320,000	0	7,820,776	1,599,000	0	0	1,599,000
	Total	17,647,739	9,984,329	45,315,383	6,619,140	9,373,880	7,935,249	23,928,269

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

1980

1981

Location	Structure	3rd Qtr.	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	Total
Dover	Sngl.-fam.	34,000	187,000	641,000	368,000	236,000	170,000	774,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	34,000	187,000	641,000	368,000	236,000	170,000	774,000
Smyrna	Sngl.-fam.	0	0	0	0	45,000	37,000	82,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	45,000	37,000	82,000
Milford	Sngl.-fam.	60,000	0	60,000	45,000	31,000	0	76,000
	Multi-fam.	0	0	253,772	0	0	0	0
	Total	60,000	0	313,772	45,000	31,000	0	76,000
Harrington	Sngl.-fam.	26,950	0	100,085	28,000	0	0	28,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	26,950	0	100,085	28,000	0	0	28,000
Camden	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Kent County Balance	Sngl.-fam.	2,036,176	1,677,764	6,963,223	1,224,050	1,396,984	1,207,836	3,828,870
	Multi-fam.	0	0	0	0	0	0	0
	Total	2,036,176	1,677,764	6,963,223	1,224,050	1,396,984	1,207,836	3,828,870
Kent County Total	Sngl.-fam.	2,157,126	1,864,764	7,764,308	1,665,050	1,708,984	1,414,836	4,788,870
	Multi-fam.	0	0	253,772	0	0	0	0
	Total	2,157,126	1,864,764	8,018,080	1,665,050	1,708,984	1,414,836	4,788,870

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

1980					1981			
Location	Structure	3rd Qtr.	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	Total
Bethany	Sngl.-fam.	109,000	570,300	932,900	971,140	1,220,582	683,156	2,874,878
	Multi-fam.	0	120,000	120,000	1,130,000	0	1,238,170	2,368,170
	Total	109,000	690,300	1,052,900	2,101,140	1,220,582	1,921,326	5,243,048
Laurel	Sngl.-fam.	0	90,290	241,340	65,500	67,000	101,430	233,930
	Multi-fam.	0	0	0	0	0	600,000	600,000
	Total	0	90,290	241,340	65,500	67,000	701,430	833,930
Lewes	Sngl.-fam.	0	56,000	106,000	38,000	96,000	40,000	174,000
	Multi-fam.	0	0	0	1,075,000	50,000	0	1,125,000
	Total	0	56,000	106,000	1,113,000	146,000	40,000	1,299,000
Milford	Sngl.-fam.	139,500	69,000	272,500	104,800	85,000	125,300	315,100
	Multi-fam.	0	0	0	0	0	0	0
	Total	139,500	69,000	272,500	104,800	85,000	125,300	315,100
Rehoboth	Sngl.-fam.	129,300	491,985	876,655	357,050	252,316	86,146	695,512
	Multi-fam.	0	0	0	330,000	0	216,000	546,000
	Total	129,300	491,985	876,655	687,050	252,316	302,146	1,241,512
Seaford	Sngl.-fam.	67,685	30,000	160,890	32,000	91,600	195,355	318,955
	Multi-fam.	0	0	0	0	0	0	0
	Total	67,685	30,000	160,890	32,000	91,600	195,355	318,955
Milton	Sngl.-fam.	0	44,000	44,000	0	0	0	0
	Multi-fam.	0	0	800,000	0	0	0	0
	Total	0	44,000	844,000	0	0	0	0
Millsboro	Sngl.-fam.	0	0	35,891	0	80,000	31,000	111,000
	Multi-fam.	1,800,000	0	2,240,000	0	0	0	0
	Total	1,800,000	0	2,275,891	0	80,000	31,000	111,000
Georgetown	Sngl.-fam.	37,200	0	118,700	0	0	37,495	37,495
	Multi-fam.	1,399,800	0	1,399,800	0	0	0	0
	Total	1,437,000	0	1,517,800	0	0	37,495	37,495
Sussex County Balance	Sngl.-fam.	5,261,608	3,904,329	18,985,801	5,855,621	6,165,128	4,553,928	16,574,677
	Multi-fam.	0	105,000	105,000	814,000	1,639,500	1,260,000	3,713,500
	Total	5,261,608	4,009,329	19,063,801	6,669,621	7,804,628	5,813,928	20,288,177
Sussex County Total	Sngl.-fam.	5,744,293	5,255,904	21,774,677	7,424,111	8,057,626	5,853,810	21,335,547
	Multi-fam.	3,199,800	225,000	4,664,800	3,349,000	1,689,500	3,314,710	8,353,210
	Total	8,944,093	5,480,904	26,439,477	10,773,111	9,747,126	9,168,520	29,688,757
State Total	Sngl.-fam.	19,950,158	17,104,997	67,025,098	14,109,301	19,140,490	15,203,895	48,453,686
	Multi-fam.	8,519,800	225,000	12,739,348	4,948,000	1,689,500	3,314,710	9,952,210
	Total	28,469,958	17,330,037	79,764,486	19,057,301	20,829,990	18,518,605	58,405,896

CHART 2-C: TOTAL COST, ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

1980

1981

Location	Structure	3rd Qtr.	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	Total
Wilmington	Sngl.-fam.	60,308	51,363	51,190	40,000	46,333	53,656	17,421
	Multi-fam.	0	0	0	0	0	0	0
	Total	60,308	51,363	51,190	40,000	46,333	53,656	17,421
Newark	Sngl.-fam.	26,833	25,354	26,208	29,000	49,450	0	42,654
	Multi-fam.	0	0	0	0	0	0	0
	Total	26,833	25,354	26,208	29,000	49,450	0	42,654
New Castle	Sngl.-fam.	0	0	30,866	25,000	45,000	0	35,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	30,866	25,000	45,000	0	35,000
Elsmere	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Belle-Fonte	Sngl.-fam.	0	0	0	0	0	17,000	17,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	17,000	17,000
N.C. Co. Balance	Sngl.-fam.	21,918	34,064	26,760	34,456	33,735	24,509	29,868
	Multi-fam.	35,000	0	21,252	13,106	0	0	13,106
	Total	24,864	34,064	25,489	24,361	33,735	24,509	27,344
N.C. Co. Total	Sngl.-fam.	22,872	35,032	28,233	34,621	34,589	25,515	30,714
	Multi-fam.	35,000	0	21,252	13,106	0	0	13,106
	Total	25,539	35,032	26,718	24,790	34,589	25,515	28,184

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

Location	Structure	1980			1981			Total
		3rd Qtr.	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	
Dover	Sngl.-fam.	17,000	37,400	32,050	40,888	59,000	85,000	51,600
	Multi-fam.	0	0	0	0	0	0	0
	Total	17,000	37,400	32,050	40,888	59,000	85,000	51,600
Smyrna	Sngl.-fam.	0	0	0	0	45,000	37,000	41,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	45,000	37,000	41,000
Milford	Sngl.-fam.	60,000	0	60,000	45,000	31,000	0	38,000
	Multi-fam.	0	0	23,070	0	0	0	0
	Total	60,000	0	26,147	45,000	31,000	0	38,000
Harrington	Sngl.-fam.	26,950	0	33,361	28,000	0	0	28,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	26,950	0	33,361	28,000	0	0	28,000
Camden	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Kent County Balance	Sngl.-fam.	35,106	41,944	40,018	45,335	48,171	46,455	46,694
	Multi-fam.	0	0	0	0	0	0	0
	Total	35,106	41,944	40,018	45,335	48,171	46,455	46,694
Kent County Total	Sngl.-fam.	34,792	41,439	39,213	43,817	48,828	48,787	46,950
	Multi-fam.	0	0	23,070	0	0	0	0
	Total	34,792	41,439	38,364	43,817	48,828	48,787	46,950

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

1980

1981

Location	Structure	3rd Qtr.	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	Total
Bethany	Sngl.-fam.	54,500	43,869	44,423	37,351	43,592	52,550	44,423
	Multi-fam.	0	40,000	40,000	32,285	0	68,817	44,685
	Total	54,500	43,125	43,870	34,444	43,592	61,996	43,895
Laurel	Sngl.-fam.	0	30,096	30,167	32,750	33,500	33,810	36,419
	Multi-fam.	0	0	0	0	0	25,000	25,000
	Total	0	30,096	30,167	32,750	33,500	25,979	26,901
Lewes	Sngl.-fam.	0	56,000	53,000	38,000	48,000	40,000	43,500
	Multi-fam.	0	0	0	22,395	12,500	0	21,635
	Total	0	56,000	53,000	22,714	24,333	40,000	23,196
Milford	Sngl.-fam.	69,750	69,000	136,250	34,933	28,333	31,325	31,510
	Multi-fam.	0	0	0	0	0	0	0
	Total	69,750	69,000	136,250	34,933	28,333	31,325	31,510
Rehoboth	Sngl.-fam.	43,100	61,498	73,054	59,508	63,079	43,073	57,959
	Multi-fam.	0	0	0	23,571	0	54,000	30,333
	Total	43,100	61,498	73,054	34,352	63,079	50,358	41,384
Seaford	Sngl.-fam.	67,685	30,000	40,222	32,000	30,533	39,071	35,439
	Multi-fam.	0	0	0	0	0	0	0
	Total	67,685	30,000	40,222	32,000	30,533	39,071	35,439
Milton	Sngl.-fam.	0	44,000	22,000	0	0	0	0
	Multi-fam.	0	0	25,000	0	0	0	0
	Total	0	44,000	24,823	0	0	0	0
Millsboro	Sngl.-fam.	0	0	35,891	0	80,000	31,000	55,500
	Multi-fam.	34,615	0	31,111	0	0	0	0
	Total	34,615	0	31,176	0	80,000	31,000	55,500
Georgetown	Sngl.-fam.	37,200	0	39,556	0	0	37,495	37,495
	Multi-fam.	18,916	0	18,418	0	0	0	0
	Total	19,160	0	19,212	0	0	37,495	37,495
Sussex County	Sngl.-fam.	39,616	35,819	38,825	43,374	44,674	41,026	43,163
	Multi-fam.	25,395	35,000	35,000	37,000	38,127	45,000	39,930
	Total	33,004	35,797	38,747	42,481	43,119	41,827	42,533
Sussex County Total	Sngl.-fam.	39,616	38,364	39,446	42,667	44,517	41,516	43,015
	Multi-fam.	25,395	37,500	25,079	28,142	35,946	44,793	34,805
	Total	33,004	38,328	35,729	36,768	42,750	40,390	40,338
State Total	Sngl.-fam.	26,779	36,627	32,270	39,521	39,303	31,609	36,569
	Multi-fam.	30,647	37,500	22,547	20,531	35,946	44,793	27,492
	Total	27,830	36,638	30,190	31,868	39,007	33,367	34,621

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

CHART 4

MOBILE HOME PRODUCTION

<u>COUNTY</u>	<u>1980</u>			<u>1981</u>			
	<u>3rd QTR</u>	<u>4th QTR</u>	<u>TOTAL</u>	<u>1st Qtr.</u>	<u>2nd QTR</u>	<u>3rd QTR</u>	<u>TOTAL</u>
New Castle	24	27	122	22	30	45	97
Kent	127	61	360	68	100	106	274
Sussex	119	123	380	88	145	119	352
STATE TOTAL	270	211	862	178	275	270	723

CHART 5

REHABILITATION HOUSING

LOCATION	NUMBER OF UNITS AND COST (\$000)							
	1981				1980			
	TOTAL		3rd QTR		TOTAL		3rd QTR	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
Wilmington	221	3,842	69	1,032	299	4,064	68	1,028
Newark	5	98	0	0	23	299	5	58
New Castle	0	0	0	0	0	0	0	0
Elsmere	10	46	4	17	17	76	1	15
Bellefonte	0	0	0	0	0	0	0	0
New Castle County Balance	224	2,071	69	763	154	1,615	45	606
New Castle County Total	414	6,060	142	1,812	487	5,985	119	1,708
Dover	25	249	9	137	22	228	0	0
Smyrna	1	7	0	0	3	41	1	21
Milford (K)	6	89	4	39	6	20	0	0
Harrington	0	0	0	0	1	7	0	0
Camden	0	0	0	0	0	0	0	0
Kent County Balance	93	1,046	32	416	52	577	16	223
Kent County Total	125	1,391	45	592	77	874	17	244
Bethany	0	0	0	0	11	122	2	19
Laurel	2	14	1	7	6	36	0	0
Lewes	6	58	2	22	10	101	3	30
Milford (S)	1	8	0	0	3	25	3	25
Rehoboth	11	852	3	37	39	208	0	0
Seaford	12	140	0	0	10	66	0	0
Milton	2	16	0	0	0	0	0	0
Millsboro	15	161	1	10	17	157	2	24
Georgetown	0	0	0	0	0	0	0	0
Sussex County Balance	168	1,864	65	675	114	1,427	33	460
Sussex County Total	220	3,115	72	751	210	2,145	43	559
STATE TOTAL	756	10,569	259	3,155	744	9,005	179	2,512

CHART 6

LOCATION	RESIDENTIAL DEMOLITIONS AND CERTIFICATES OF OCCUPANCY							
	NUMBER OF UNITS DEMOLISHED				NUMBER OF OCCUPANCY PERMITS			
	1981		1980		1981		1980	
	TOTAL	3rd Qtr.	TOTAL	3rd Qtr.	TOTAL	3rd Qtr.	TOTAL	3rd Qtr.
Wilmington	26	16	80	8	352	83	146	0
Newark	4	1	0	0	11	5	168	155
New Castle	1	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0
Bellefonte	0	0	0	0	0	0	0	0
New Castle County Balance	38	14	45	19	1,046	321	510	0
New Castle County Total	69	31	125	27	1,409	409	824	155
Dover	0	0	0	0	0	0	2	0
Smyrna	0	0	1	0	2	1	0	0
Milford (K)	2	1	3	0	14	0	1	0
Harrington	0	0	4	1	1	0	0	0
Camden	0	0	0	0	0	0	0	0
Kent County Balance	47	9	46	15	61	6	0	0
Kent County Total	49	10	54	16	78	7	3	0
Bethany	0	0	7	1	79	38	54	7
Laurel	4	0	9	0	4	1	7	0
Lewes	1	0	2	0	19	1	2	0
Milford (S)	1	0	1	1	5	2	47	2
Rehoboth	2	1	1	0	18	7	21	5
Seaford	3	2	2	1	6	3	2	1
Milton	0	0	0	0	0	0	0	0
Millsboro	0	0	0	0	1	1	0	1
Georgetown	1	1	0	0	0	0	1	1
Sussex County Balance	0	0	0	0	653	186	422	0
Sussex County Total	12	4	22	3	894	239	559	0
STATE TOTAL	130	45	201	46	2,381	655	1,386	172

CHART 7

HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	3rd Quarter 1981				Total 1981				3rd Quarter 1980				Total 1980			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
Wilmington	1	1	9	0	10	3	20	0	0	0	13	0	3	4	70	0
Newark	0	0	0	0	0	1	2	0	0	0	3	0	0	0	18	0
New Castle	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bellefonte	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
N.C. Co. Balance	75	114	110	0	236	198	376	0	173	283	67	0	646	567	225	0
N.C. Co. Total	76	115	120	0	248	202	399	0	173	283	83	0	649	571	313	0
Dover	0	0	2	0	8	2	5	0	0	0	1	0	10	1	1	0
Smyrna	0	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0
Milford (K)	0	0	0	0	0	0	2	0	0	0	1	0	0	12	0	0
Harrington	0	0	0	0	0	0	1	0	0	0	1	0	0	0	3	0
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K. Co. Balance	0	1	24	1	4	5	69	4	2	7	45	4	10	19	133	9
K. Co. Total	0	1	27	1	13	7	78	4	2	7	48	4	20	32	137	9
Bethany	0	0	31	0	0	8	120	0	0	0	8	0	0	0	18	0
Laurel	0	1	26	0	1	4	26	0	0	0	0	0	1	1	6	0
Lewes	0	0	0	6	0	0	55	6	0	0	0	0	0	0	2	0
Milford (S)	0	0	4	0	0	0	10	0	0	0	2	0	0	0	4	0
Rehoboth	0	0	6	0	0	2	29	0	0	0	3	0	0	0	17	1
Seaford	0	0	5	0	0	4	9	0	0	0	1	0	0	0	4	0
Milton	0	0	0	0	0	0	0	0	0	0	1	0	0	0	33	0
Millsboro	0	0	1	0	0	0	2	0	0	0	52	0	0	0	73	0
Georgetown	0	0	1	0	0	0	1	0	0	0	77	0	0	0	155	0
S. Co. Balance	4	7	116	7	10	24	423	13	3	6	129	10	12	19	372	21
S. Co. Total	4	8	190	13	11	42	675	19	3	6	273	10	13	19	684	22
STATE TOTAL	80	124	337	14	272	251	1,152	23	178	296	404	14	682	622	1,134	31

CHART 8

SQUARE FOOTAGE OF NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS BY SQUARE FOOT PER UNIT											
	3rd Quarter 1981			Total 1981			3rd Quarter 1980			Total 1980		
	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
Wilmington	0	0	11	0	20	13	0	0	13	0	8	76
Newark	0	0	0	1	1	1	0	0	3	0	10	7
New Castle	0	0	0	0	2	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0
Bellefonte	0	1	0	0	1	0	0	0	0	0	0	0
N.C. Co. Balance	8	166	125	174	353	283	341	156	178	350	607	589
N.C. Co. Total	8	167	136	175	377	297	341	156	194	350	625	608
Dover	0	1	1	0	14	1	0	1	0	0	10	9
Smyrna	0	1	1	0	2	1	0	0	0	0	0	0
Milford (K)	0	0	0	0	2	0	0	0	1	11	0	1
Harrington	0	0	0	0	1	0	0	1	0	0	3	0
Camden	0	0	0	0	0	0	--	--	--	0	0	0
K. CO Balance	1	16	9	8	40	34	3	36	19	10	83	70
K. Co. Total	1	18	10	8	59	35	3	38	20	21	106	80
Bethany	0	24	7	0	107	13	0	8	0	0	18	0
Laurel	0	27	0	0	31	0	0	0	0	1	5	0
Lewes	0	0	1	12	43	2	0	0	0	0	0	2
Milford (S)	0	4	0	1	9	0	0	0	2	0	2	3
Rehoboth	0	2	4	0	15	15	0	2	1	0	10	7
Seaford	0	4	1	2	6	1	0	1	0	1	3	0
Milton	0	0	0	0	0	0	0	1	0	32	1	0
Millsboro	0	0	1	0	0	2	52	0	0	72	0	1
Georgetown	0	1	0	0	1	0	76	1	0	76	3	0
S. Co. Balance	61	49	29	145	246	85	11	64	47	32	256	179
S. Co. Total	61	111	43	160	458	118	139	77	50	214	299	192
STATE TOTAL	70	296	189	343	894	450	483	271	264	585	1,030	989

CHART 9A

NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCALITY	NUMBER OF NEW UNITS BY BEDROOMS PER UNIT															
	3rd QUARTER 1981								Total 1981							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Wilmington	0	0	0	0	10	0	1	0	0	0	12	0	20	0	1	0
Newark	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bellefonte	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
NEW CASTLE COUNTY																
BALANCE	0	0	126	0	128	0	45	0	1	0	201	59	351	63	135	0
NEW CASTLE COUNTY TOTAL	0	0	126	0	139	0	46	0	1	0	214	59	376	63	136	0
Dover	0	0	1	0	1	0	0	0	0	0	1	0	14	0	0	0
Smyrna	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KENT COUNTY																
BALANCE	0	0	4	0	18	0	4	0	0	1	8	0	62	0	11	0
KENT COUNTY TOTAL	0	0	5	0	20	0	4	0	0	1	9	0	81	0	11	0
Bethany	0	2	0	8	10	8	3	0	0	2	4	20	34	31	29	0
Laurel	0	8	0	8	3	8	0	0	0	8	0	8	5	8	1	0
Lewes	0	0	0	0	0	0	1	0	0	0	9	45	0	0	3	0
Milford (S)	0	0	0	0	4	0	0	0	0	0	3	0	7	0	1	0
Rehoboth	0	0	2	4	0	0	0	0	0	6	3	9	8	3	2	0
Seaford	0	0	0	0	5	0	0	0	0	0	0	0	9	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Millsboro	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Georgetown	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
SUSSEX COUNTY																
BALANCE	3	1	19	22	69	3	16	6	7	3	82	47	242	35	46	12
SUSSEX COUNTY TOTAL	3	11	21	42	93	19	20	6	7	19	101	129	308	77	82	12
STATE TOTAL	3	11	152	42	252	19	70	6	8	20	324	188	765	140	229	12

CHART 9B

NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCALITY	NUMBER OF NEW UNITS BY BEDROOMS PER UNIT															
	3rd QUARTER 1980								Total 1980							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Wilmington	0	0	0	0	10	0	3	0	0	0	8	0	21	0	40	0
Newark	0	0	0	0	3	0	0	0	0	0	0	0	6	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEW CASTLE COUNTY																
BALANCE	0	0	259	23	212	129	52	0	4	0	275	23	561	129	136	0
NEW CASTLE COUNTY TOTAL	0	0	259	23	225	129	55	0	4	0	283	23	588	129	176	0
Dover	0	0	0	0	1	0	0	0	0	0	0	0	7	0	0	0
Smyrna	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milford (K)	0	0	0	0	1	0	0	0	0	4	0	7	1	0	0	0
Harrington	0	0	1	0	0	0	0	0	0	0	1	0	2	0	0	0
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KENT COUNTY																
BALANCE	0	0	5	0	35	0	18	0	0	0	15	0	94	0	24	0
KENT COUNTY TOTAL	0	0	6	0	37	0	18	0	0	4	16	7	104	0	24	0
Bethany	0	0	0	0	2	0	0	0	0	0	1	0	7	0	0	0
Laurel	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0
Lewes	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Milford (S)	0	0	0	0	2	0	0	0	0	0	1	0	3	0	0	0
Rehoboth	0	0	0	0	3	0	0	0	0	0	0	0	9	0	0	0
Seaford	0	0	0	0	1	0	0	0	0	2	0	0	0	0	0	0
Milton	0	0	0	0	1	0	0	0	0	0	0	24	1	8	0	0
Millsboro	0	6	0	16	0	16	0	12	0	6	0	16	0	16	0	12
Georgetown	0	24	0	24	1	28	0	0	0	24	0	24	3	28	0	0
SUSSEX COUNTY																
BALANCE	1	0	32	0	86	0	6	0	6	0	69	0	256	0	18	0
SUSSEX COUNTY TOTAL	1	30	32	40	96	44	6	12	6	32	71	64	285	44	18	12
STATE TOTAL	1	30	297	63	358	173	76	12	10	36	370	94	977	173	218	12

QUARTERLY FEATURE

A HELPFUL HOUSING PRESCRIPTION

By: Robert S. Moyer
State Director of Housing
Delaware State Housing
Authority

A HELPFUL HOUSING PRESCRIPTION

Why hasn't the Delaware State Housing Authority had a revenue bond issue in 1981? It isn't just because interest rates are inordinately high.

Nearly three years ago in a "Thinking Out Loud" column in the Evening Journal, I asserted that proliferation of housing bond programs throughout the country would unquestionably result in Congressional action to plug a loophole that Congress thought it had filled in 1968 with the Revenue and Expenditure Control Act. It effectively did so in December last year with passage of the Mortgage Subsidy Bond Tax Act of 1980 (the so-called Ullman Bill). What resulted?

In the country as a whole, at least 185,000 potential first-time homebuyers have lost the opportunity to purchase their first home this year; sales of up to 400,000 homes have been curtailed; over \$2 billion dollars in local tax revenue has vanished; and jobs for 300,000 Americans have evaporated.

These figures include 2,000 Delaware families, 600 new and 3,400 existing home sales curtailed in our State, and the loss of approximately 1,500 jobs and \$2 million in tax revenues locally.

These distressing statistics cannot be blamed on record interest rates. Rather, they result from unintended technical roadblocks imposed by the Mortgage Subsidy Bond Tax Act of 1980. These technicalities have reduced bond volume to less than 1% of what had been projected. A \$15 billion dollar program has been reduced to \$45 million at a time when America is in the midst of an unprecedented housing crisis.

Over the past several years, mortgage revenue bonds have been purchased by private investors from state housing finance agencies such as the Delaware State Housing Authority, and local governments, and the proceeds used to help finance housing for young families who would otherwise be priced out of the market, for the elderly, the handicapped, and the urban poor. The program has provided loans for both multi-family project financing and single-family mortgages. As of September 30, 1981, the Delaware State Housing Authority has provided financing or financial assistance for 4,247 multi-family housing units and 3,601 single family homes. Four local government programs have financed another 4,800 homes.

State involvement in publicly assisted housing is of a relatively recent origin. DSHA was created in 1968, and its role in Delaware housing has increased significantly during the past decade in response to the continuing need to provide adequate housing for low and moderate income households. Rising construction costs, accelerating interest rates, and unprecedented demand for housing have combined to push decent housing beyond the reach of lower and moderate income groups. Federal activity alone was not adequate to meet this demand, so state and local governments have assumed much of the responsibility for the production of assisted housing. A key element enabling state and local units to assume this responsibility has been their access to tax-exempt mortgage revenue bond financing.

The basic thrust of the 1980 Act was to limit the volume of bonds thus saving on projected tax losses to the U. S. Treasury, to target the use of the bonds to avoid abuse, and to define the structuring of bond issues to reduce fees and other payments which some claim tended to make the bonds efficient.

The practical impact of the Act was to create such confusion over technicalities that single-family regulations, once issued, were so restrictive that they have rendered programs unfeasible. Multi-family regulations still have not been issued.

The major problems created by the Act and the regulations are four in number:

1. Compliance: The new rules say that if more than 5% of the borrowers under a bond program are found to be lying about such things as the price of their home, their status as first-time buyers, or if they rent the property out instead of living in it, the entire bond issue is declared taxable retroactive to the date of issuance. This means that the majority of the borrowers, who acted in good faith, could be penalized for the actions of a small minority. The new law does not recognize either the issuer's good faith or any efforts taken to correct the situation.

Since no issuer can guarantee in advance that they will be able to meet the 95% compliance test, the bond issuers have a cloud over them in the form of a qualified legal opinion. The opinion of bond counsel states that while the bonds are tax-exempt as of the date of issuance, it is possible that the IRS could declare the issue taxable at any time.

2. Arbitrage: Arbitrage is the spread between the issuer's cost of borrowing and the interest rate on the mortgage loans made under the bond issue. This spread is needed to pay the expenses of the program, such as loan origination and servicing fees. The 1980 Act reduced the allowable spread from 1-1/2 points to 1 point and changed many of the rules on how the spread was calculated. This change in the rules and definitions had the effect of reducing the allowed spread to 1/2 point. Thus, the spread was reduced by 2/3 or more, instead of 1/3 as is commonly thought.

The new arbitrage rules have made it impossible to structure a bond issue which would be financially self-supporting. Without such a structure, the rating agencies will not give an investment-grade rating to the issue.

3. Reserves: A portion of the proceeds of every bond issue is set aside in reserve funds in order to provide security for the bondholders. The 1980 Act changes many of the rules regarding these reserve funds. The maximum amount of reserves allowed was changed from a fixed proportion of the bond issue to a floating amount that changes as bonds are paid off. This could have the effect of forcing issuers to sell reserve investments at a loss.
4. Bond Registration: The 1980 Act requires that after January 1, 1982, all single family bonds sold be registered as to principal and interest. That is, the bond issue's trustee must keep a list of the names and addresses of all the bondholders, and the transfer or sale of bonds requires that a new bond be made up.

This requirement will impose considerable expense on issuers, and make single-family bonds more difficult to market. The vast majority of bondholders prefer that their bonds be in bearer form. The registration requirement could cost Delaware issuers up to \$75 million over a thirty-year period. The requirement is discriminatory against housing bonds, since they are the only kind that must be registered.

The Act and the resulting regulations may have been written to work, but they don't. They represent the worst kind of federal overkill.

The ideal solution would be a repeal of the Act and a new beginning. Many state agencies effectively argue that interference with a state's ability to raise revenue through the issuance of Securities is unconstitutional. Many at the federal level also seem to share these concerns as new proposals to limit the use of other revenue bond programs are based on methods other than direct prohibitions. The Act substitutes federal program judgment for state judgment. State agencies must now ask Washington how to proceed, if, indeed, they may proceed at all.

The urgent need for action, however, demands that efforts focus on making last year's Act workable. This can be accomplished through legislation, regulation or a combination of both. The problems are technical; they can be solved.

The Council of State Housing Agencies and the Delaware State Housing Authority support legislation now before the Senate Finance Committee which would restore life to the program, without changing the intent of the 1980 Act, and significantly, without impacting on federal budget estimates.

Senator William V. Roth, Congressman Thomas Evans, the Homebuilders Association of Delaware, the Delaware Association of Realtors, the Delaware League of Savings Associations, the City of Wilmington and Sussex County have all indicated their support for such legislation.

Necessary corrective action is consistent with President Reagan's budget. The Joint Tax Committee has determined it would result in no tax loss. The required relief also is consistent with Congressional and Administration desires to return programs to the state and local level.

Housing is at its lowest production level since 1946. Relief from the most onerous provisions of law and regulation will help meet America's growing housing needs without being inflationary. People will be re-employed, taxes will be generated, and the costs of other Federal benefit programs will be reduced.

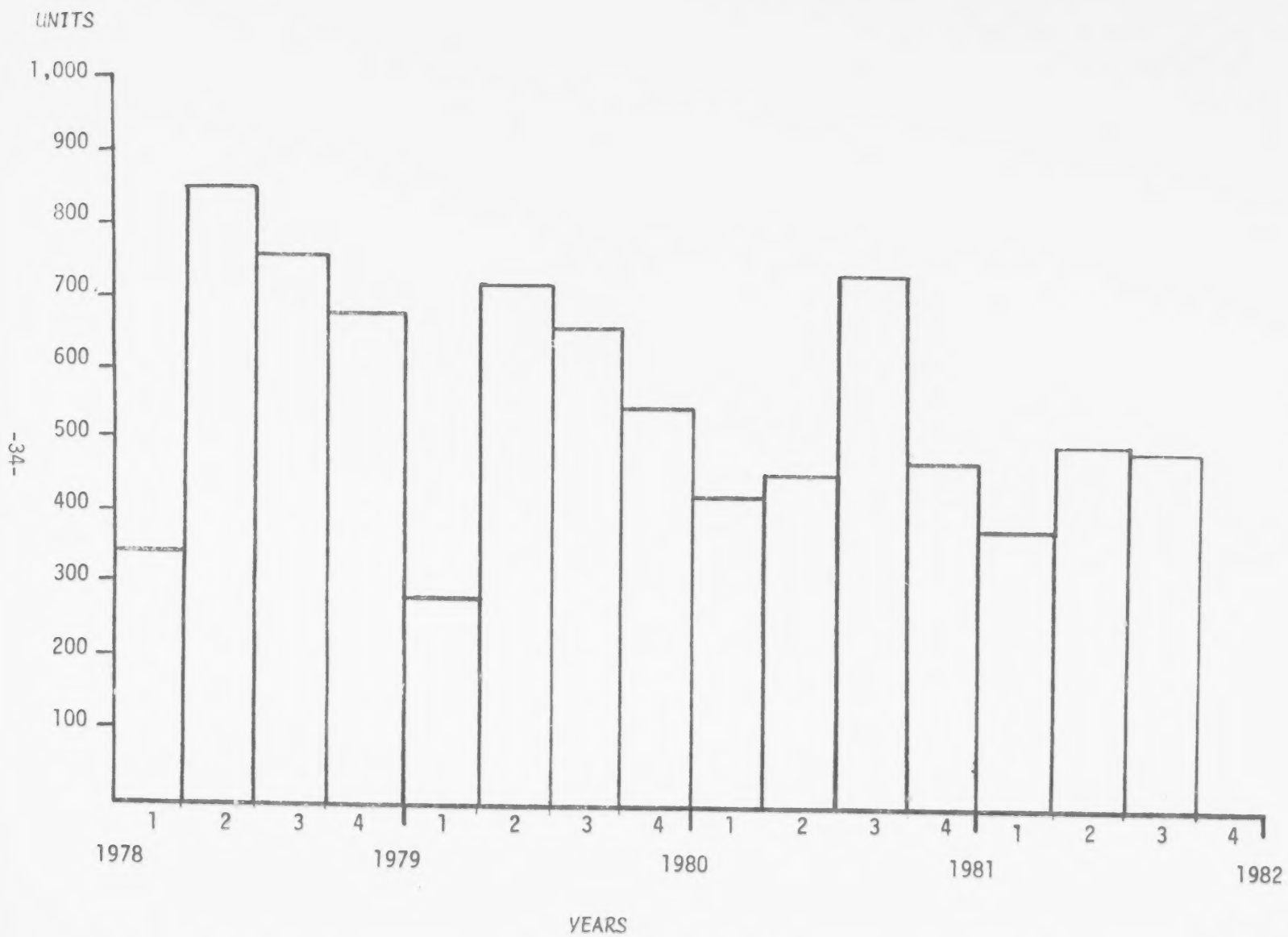
Most importantly, thousands of first-time homebuyers, the elderly, the handicapped, and the urban poor in our State will have restored to them the opportunity to find decent affordable housing.

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GRAPHS OF SINGLE FAMILY
HOUSING PRODUCTION

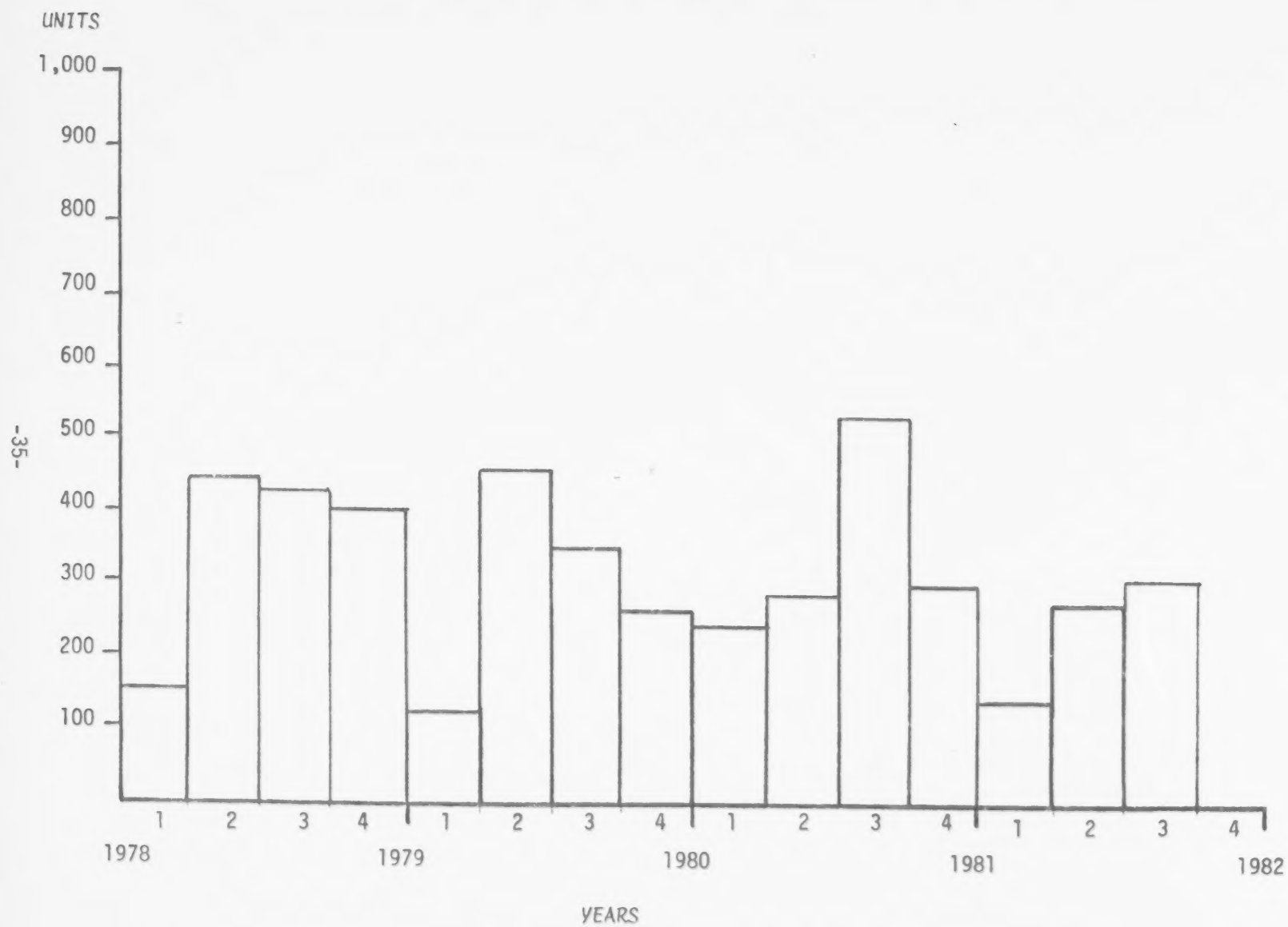
1978-1981

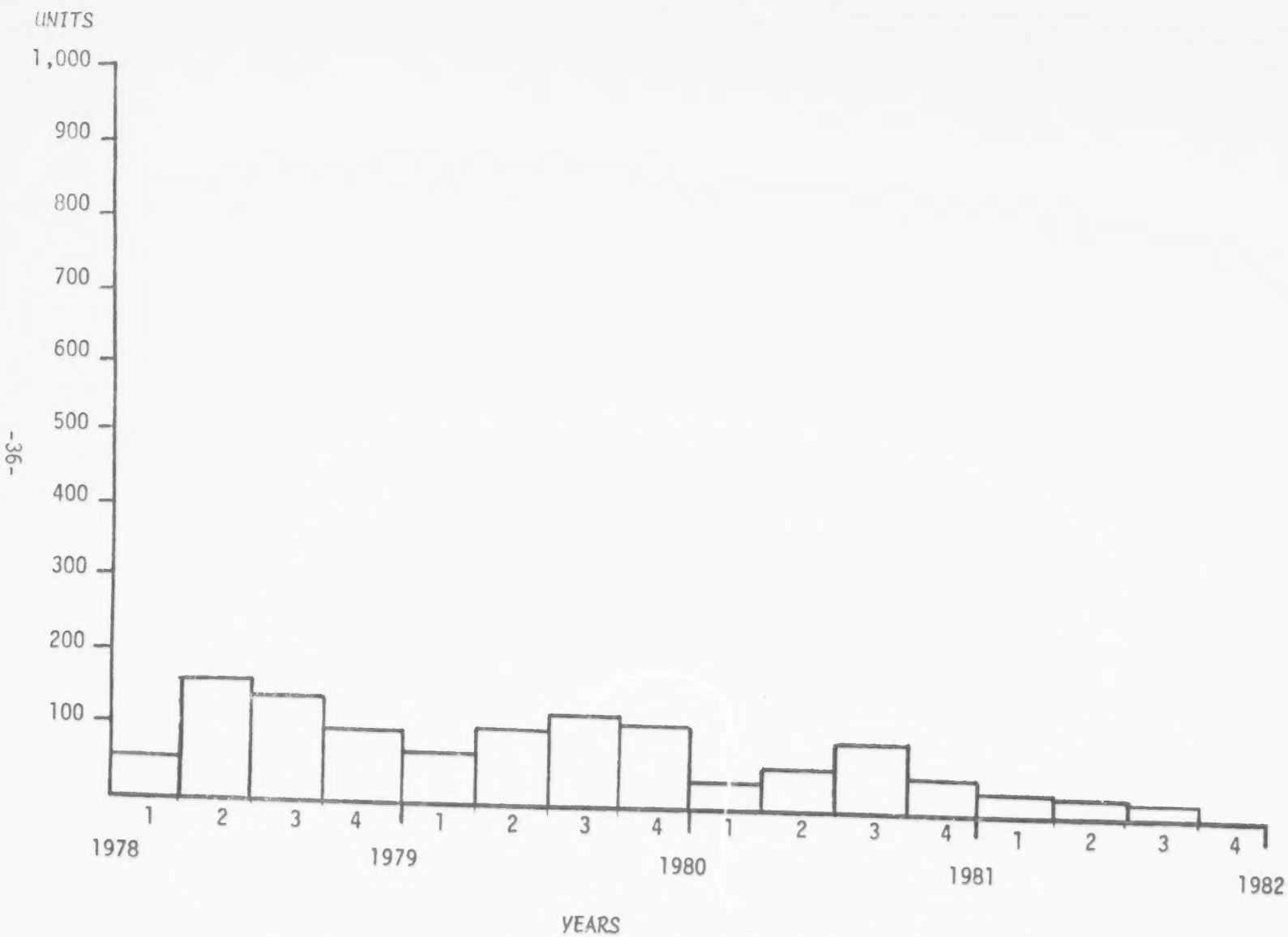
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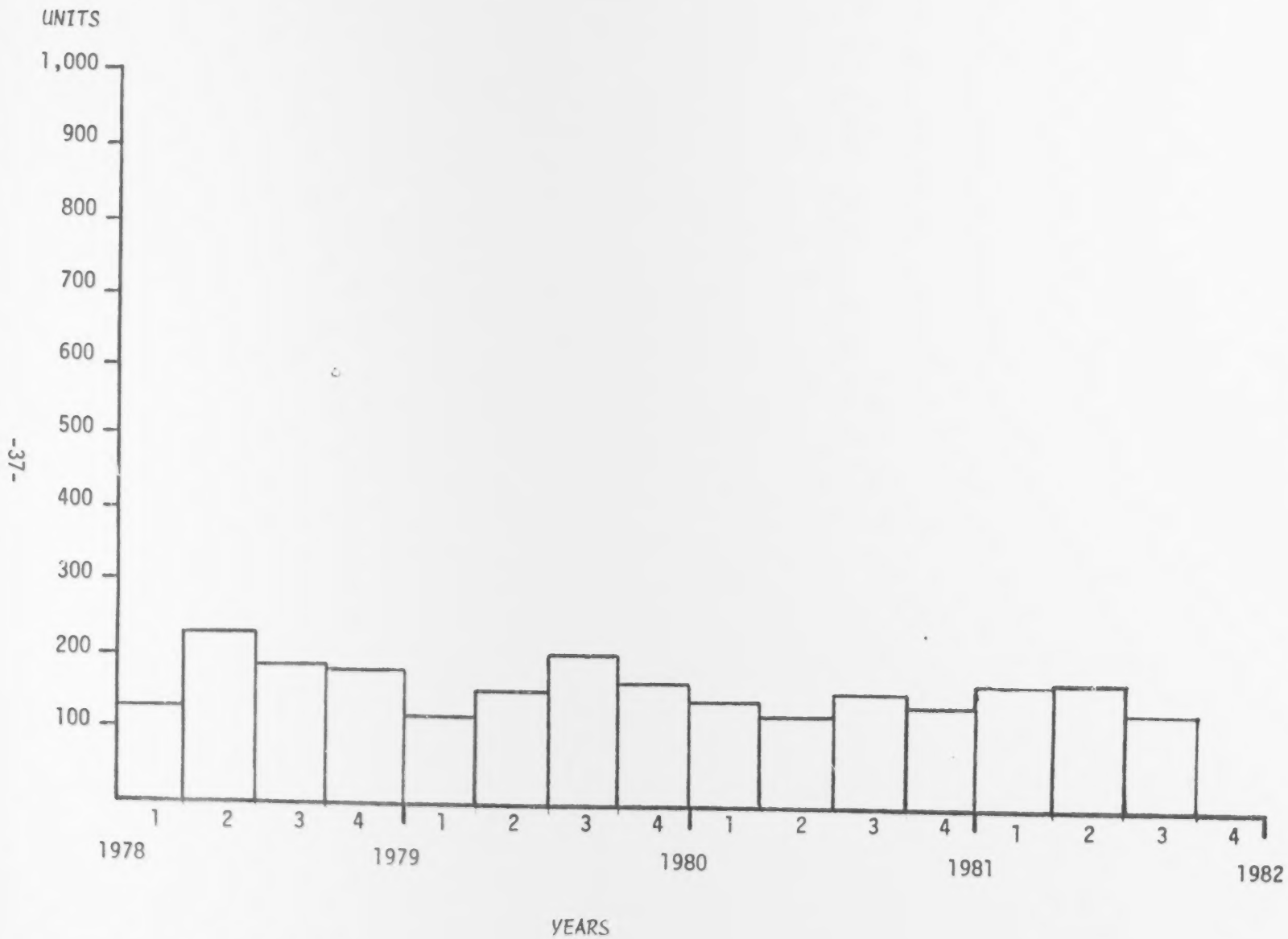
SINGLE FAMILY
HOUSING PRODUCTION
STATEWIDE
BY QUARTER

SINGLE FAMILY
HOUSING PRODUCTION
NEW CASTLE COUNTY
BY QUARTER





SINGLE FAMILY
HOUSING PRODUCTION
KENT COUNTY
BY QUARTER



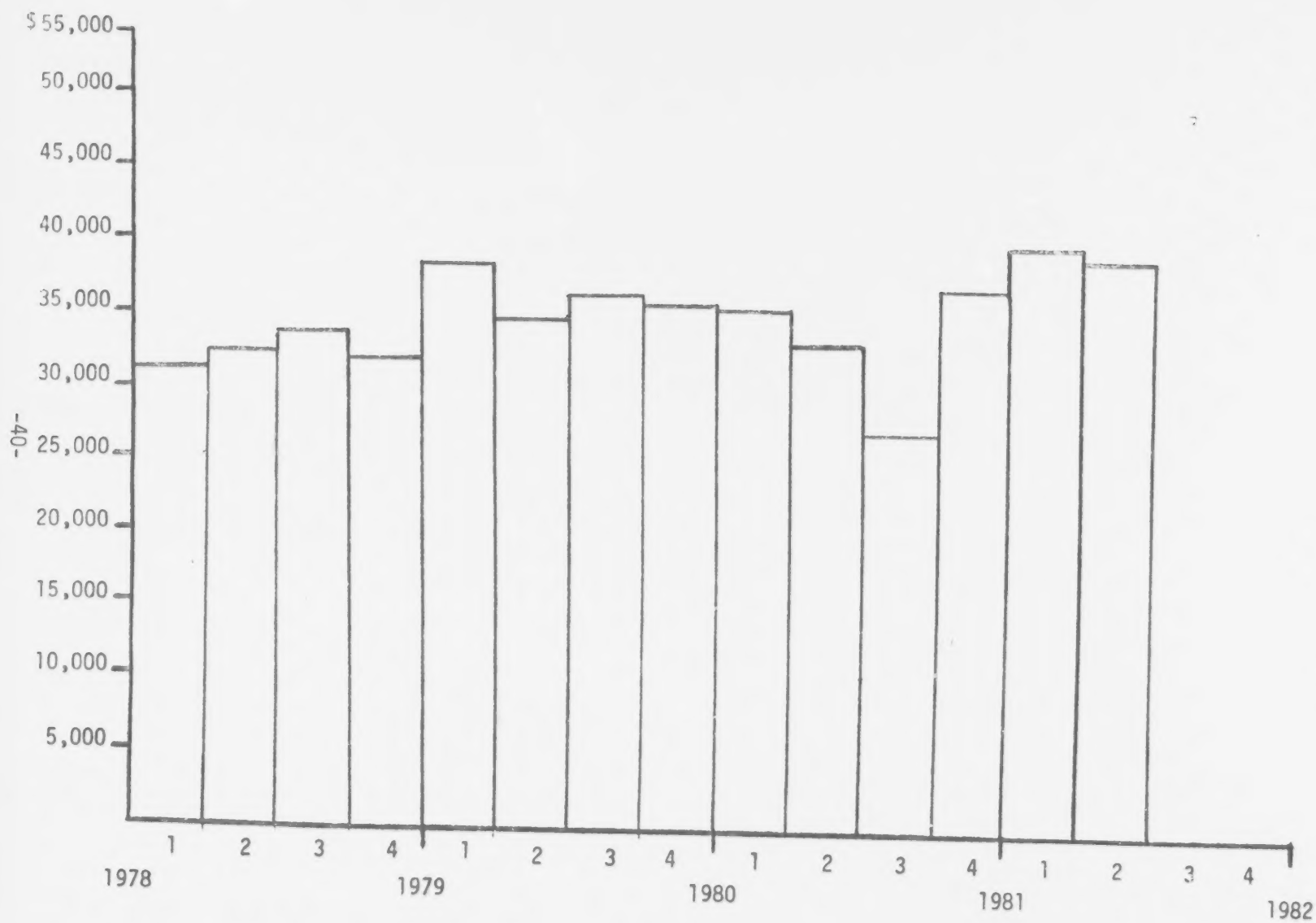
SINGLE FAMILY
HOUSING PRODUCTION
SUSSEX COUNTY
BY QUARTER

AVERAGE BUILDER'S COST
OF A SINGLE FAMILY HOME

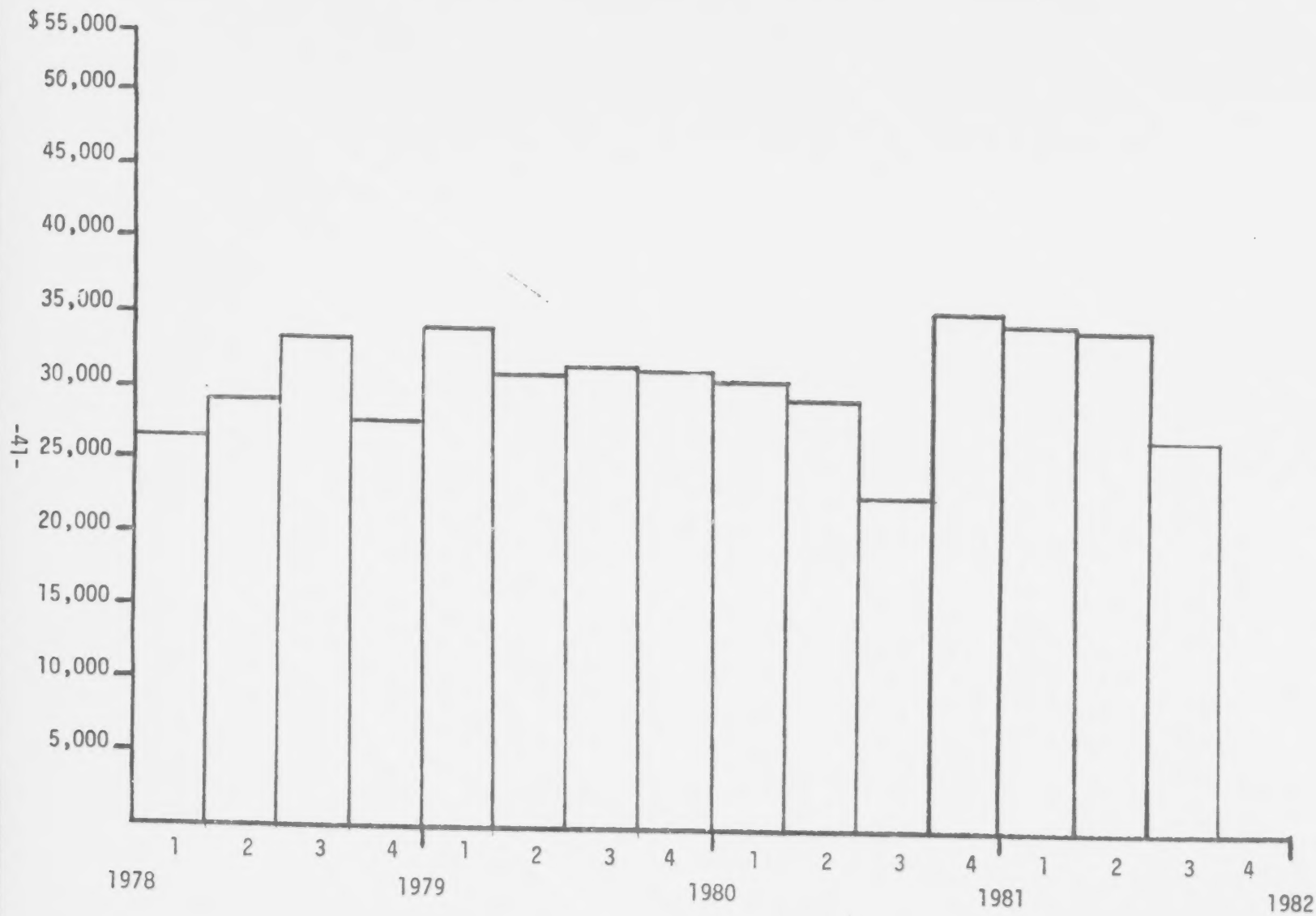
1978 - 1981

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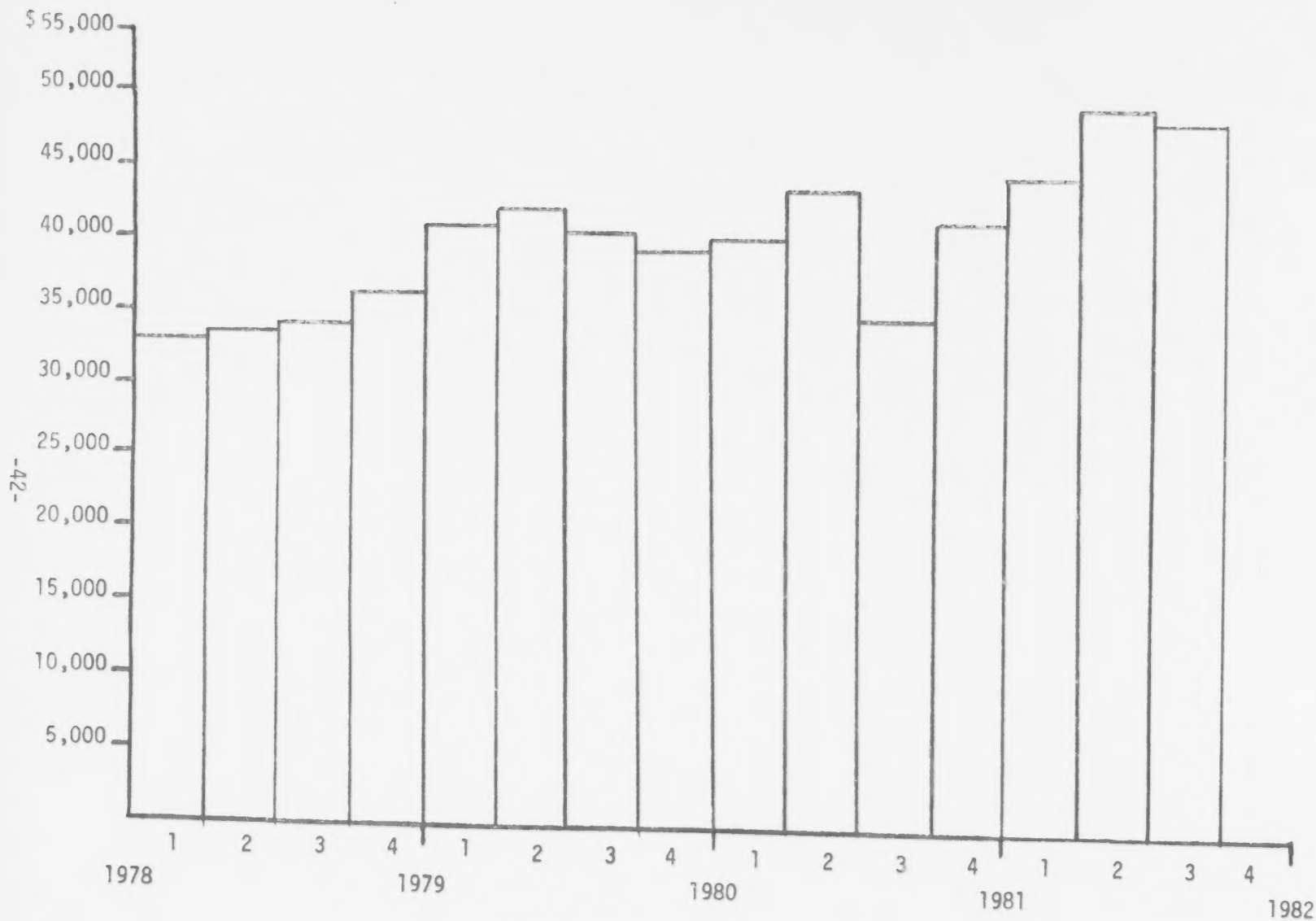
AVERAGE BUILDER'S COST FOR A
SINGLE FAMILY HOME
STATEWIDE
BY QUARTER



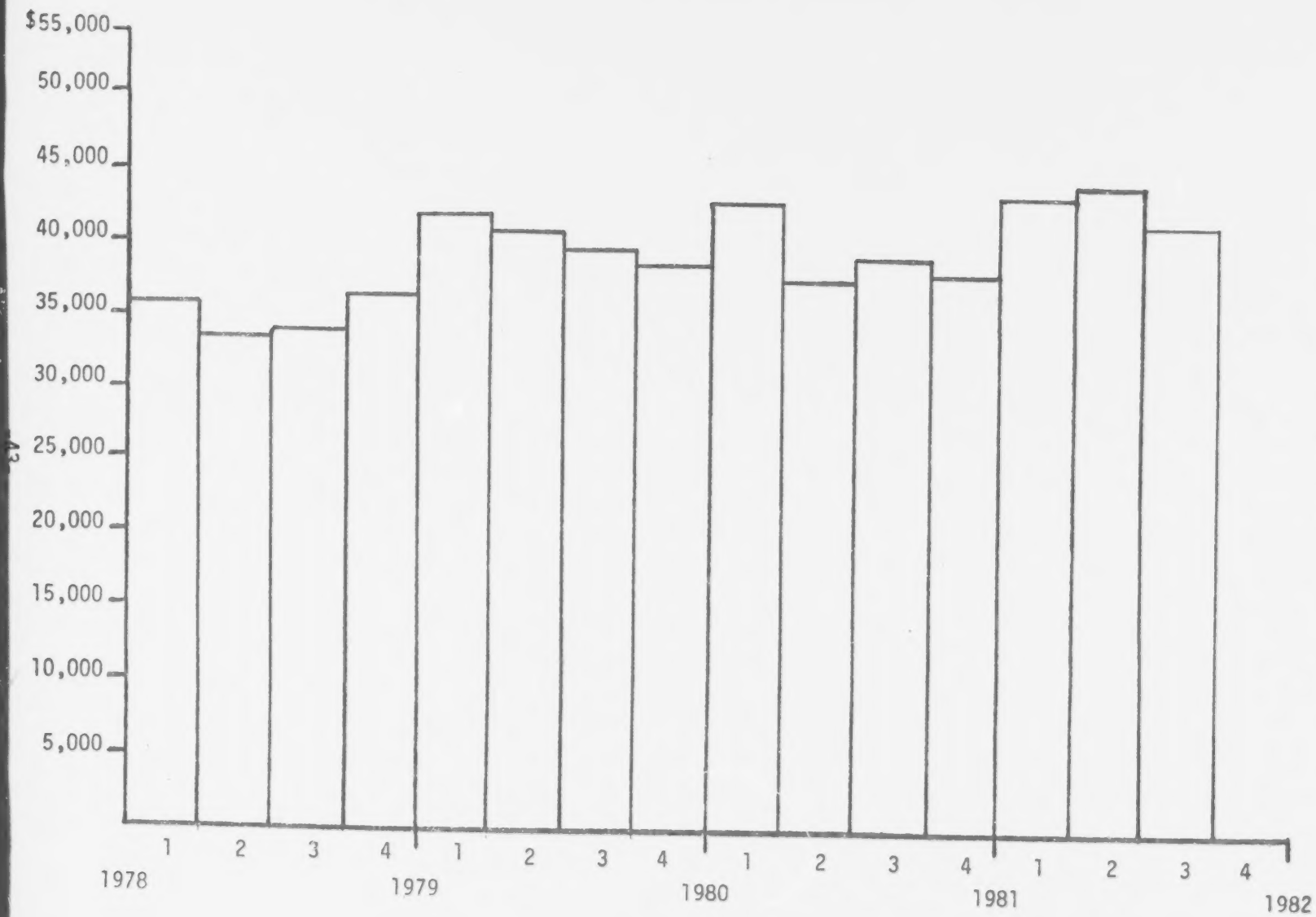
AVERAGE BUILDER'S COST FOR A
SINGLE FAMILY HOME
NEW CASTLE COUNTY
BY QUARTER



AVERAGE BUILDER'S COST FOR A
SINGLE FAMILY HOME
KENT COUNTY
BY QUARTER



AVERAGE BUILDER'S COST FOR A
SINGLE FAMILY HOME
SUSSEX COUNTY
BY QUARTER



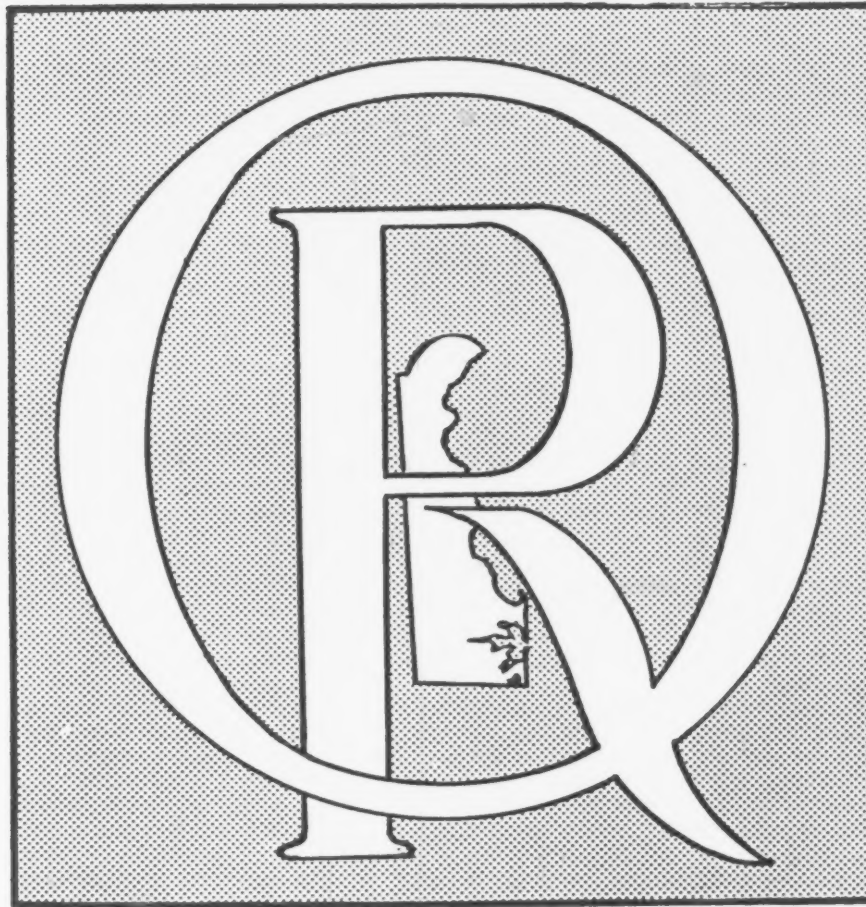
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QUARTERLY REVIEW

HOUSING PRODUCTION IN DELAWARE



FOURTH QUARTER, 1981

AND

1981 ANNUAL ISSUE

DEPARTMENT OF COMMUNITY AFFAIRS

DIVISION OF HOUSING

DELAWARE STATE HOUSING AUTHORITY

*The cooperation of local building permit
offices in supplying data for this report
is gratefully acknowledged.*

QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE

FOURTH QUARTER, 1981
AND
1981 ANNUAL ISSUE

BY

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February, 1982

FOREWORD

Delaware housing production fell below 3,000 units in 1981 for the first time since the State Division of Housing began keeping records in 1970, and is reported to be the lowest production level since 1946. The 2,989 homes produced was 17 per cent below the 3,505 units recorded in 1980. The previous low point was in 1976 at 3,492 units.

Notable trends in this 12th annual issue of the Quarterly Review are towards smaller homes and the use of electricity for heating. Costs of construction appear to be stabilizing somewhat but high interest rates show no signs of coming down very much any time soon. While there are some reasons to think housing production will improve a bit in 1982, probably in the second half of the year, it is impossible to find unbridled optimism anywhere.

The special feature article in this issue by Gail Brown portrays critical funding problems being faced by the four housing authorities in Delaware. The impact of current cuts is explained and forewarnings of disaster down the road are sounded if additional cuts are imposed with no recourse to other funding alternatives.

Robert S. Moyer

ROBERT S. MOYER
State Director of Housing

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INTRODUCTION

This report presents housing activity in Delaware for the fourth quarter of 1981 and also serves as the 1981 annual issue of statewide residential construction. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions. This issue's feature article measures the impact of federal housing budget cuts on Delaware's four public housing authorities and explains how each authority is coping for now.

The information herein relates only to new housing units intended for occupancy on a housekeeping basis. Excluded are hotels, motels and other group residential structures. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of the Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities

having permit laws are counted as separate entries within their counties. An exception is the Town of Milford which straddles the borders for Kent and Sussex counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Unit - defined for the purposes of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate, year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Condominiums - Units intended to be sold as condominiums are included in the multi-family category according to the building style.

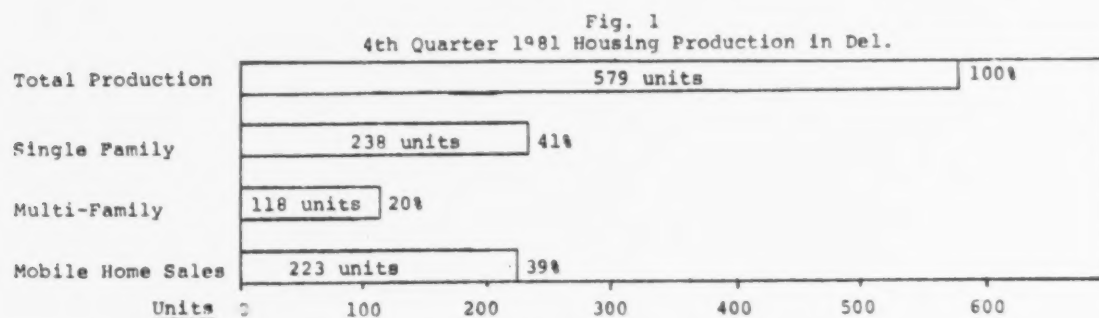
Chart 4 is based on the number of new mobile homes sold and titled for use in Delaware. Those homes labeled sectional, modular or "prefab" are counted as on-site construction.

Chart 5 presents enumeration of substantial rehabilitation as taken from building permits. Additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

HOUSING PRODUCTION FOURTH QUARTER, 1981

Fourth quarter, 1981 housing production in Delaware totalled only 579 units, down 30% from the 825 units produced in the third quarter of 1981 and 15% lower than the 684 units produced this time last year.

The composition of total housing production this quarter is:



New Castle County carried the lead in on-site housing activity this quarter with 178 units. However, this production level is just slightly more than half of the 311 units produced for the third quarter this year, and is also 38% less than the 285 units produced in the fourth quarter of 1980. Multi-family activity this quarter is slated for the City of Wilmington. The developer plans to construct a 48-unit dramatic condominium development overlooking the Brandywine with sale prices upward from \$100,000. Of the 47 single family housing starts recorded for Wilmington this quarter, all but two are slated for townhouse construction in the Quaker Hill area. The remaining units in New Castle County are single family and will be scattered throughout the County. Nearly all are continued construction efforts in established subdivision developments.

Single family production in Kent County totalled 31 units this quarter a 2 unit increase from the 29 unit level last quarter, but 31% less than the 45 units recorded for the fourth quarter of 1980. Six single family housing starts were noted for two subdivisions in Dover, Bicentennial Village and Retreat with the balance of single family production to be built in unincorporated County areas. For the past year and one-half, no multi-family housing permits have

been issued in Kent County, which is the only county this quarter with no recorded multi-family activity.

Sussex County's total on-site residential construction activity this quarter totalled 147 units, 77 single family and 70 multi-family. In both instances these levels were down from the 141 single family and 74 multi-family units recorded in the previous quarter. However the 70 multi-family units far surpasses the 6 recorded in the fourth quarter last year. The 77 single family units recorded this quarter are only slightly more than half of last year's comparable quarter figure of 137 units. Of the 48 county-wide family units this quarter, 40 are underway as a condominium project in the Ocean View area named Fox Fire Meadow.

CONSTRUCTION COSTS

Reported from building permits; costs of land,, architectural services, engineering, financing and other professional fees are not included.

TOTAL COST

Statewide on-site residential construction costs for the fourth quarter, 1981 totalled \$12,910,216, a 30% drop from the \$18,518,605 cost volume last quarter and is down 25% from \$17,329,997 reported this time last year. Statewide single family total cost for the 238 units was \$8,917,216, the lowest total cost level in the past four quarters. Multi-family total costs of \$3,993,000 for the 118 units this quarter surpassed last quarter's total cost figure of \$3,314,710 by 20% and is more than 17 times the \$225,000 total multi-family cost figure recorded this time a year ago.

Total on-site construction cost in New Castle County this quarter, \$5,889,325, is the lowest figure recorded this year. Single family total construction costs amounted to \$4,389,325 a 45% cut from the \$7,935,249 recorded last quarter, and is less than half of total single family construction costs reported for the fourth quarter, 1980. The 48 units of multi-family housing in New Castle County this quarter totalled \$1,500,000. Both last quarter and the comparable quarter of 1980 evidenced no multi-family construction cost volume.

The \$1,309,100 total construction cost generated in Kent County the quarter is attributed to single family housing activity only, and is just 7% less than the \$1,414,836 construction figure recorded for the third quarter of 1981 but is 30% down from the \$1,864,764 level this time last year.

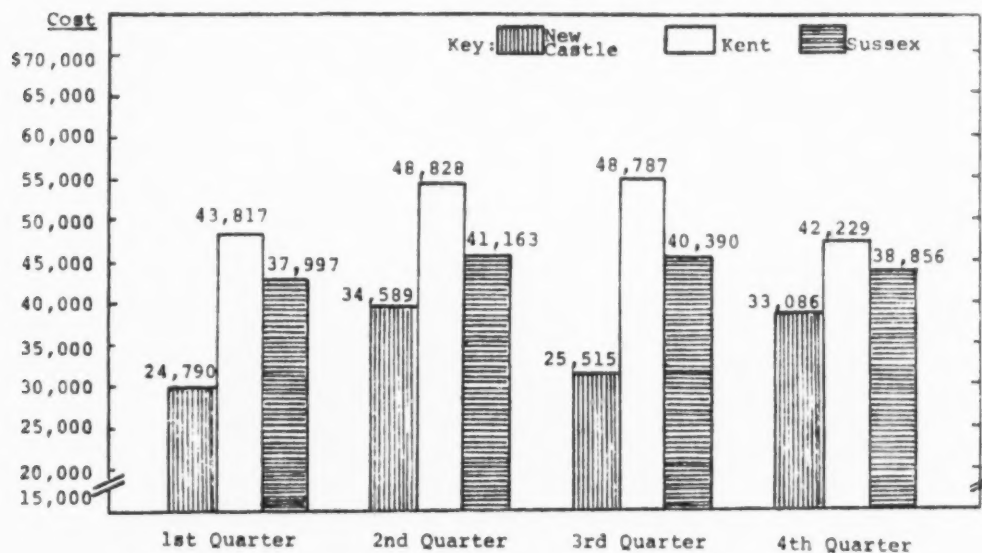
On-site construction cost in the fourth quarter, 1981 in Sussex County totalled \$5,711,791, \$3,218,791 for single family housing starts, and \$2,493,000 for multi-family new construction. Single

family total construction costs represent a 45% decline in total costs from the \$5,853,810 recorded last quarter and is only slightly more than half of the \$5,255,904 cost volume recorded for the comparable quarter a year ago. Multi-family total construction cost in Delaware's southern county dropped 25% from the \$3,314,710 level last quarter but well passes the \$225,000 generated this time last year.

AVERAGE COST

Statewide average construction cost during the fourth quarter, 1981 rose to \$36,265 per unit by 9% from the \$33,367 level last quarter but dropped by only \$373 per unit from the average cost recorded in the fourth quarter of 1980. Average construction costs in Delaware continued to fluctuate from one quarter to the next for both single and multi-family on-site housing activity. Statewide single family average costs increased 19% from the \$31,609 recorded last quarter, but increased by only \$840 from the \$36,627 recorded in the last three months of 1980. Multi-family average costs of \$33,839 dropped by 24% from the \$44,793 recorded last quarter and also dropped 10% from the \$37,500 recorded a year ago.

Fig. 2
1981 Average Builders Costs for On-Site County Housing Construction by Quarters



Average residential costs for New Castle County came in at \$33,764 for single family construction, and \$31,250 for multi-family activity, with a total county average construction cost of \$33,086. This quarter's average cost is higher than the \$25,515 recorded for single family and total activity but is only 6% less than average cost in the fourth quarter of 1980. No multi-family activity occurred this time last year nor last quarter, but the

\$31,250 average multi-family cost this quarter more than doubles average costs in the first quarter of 1981, the only other quarter in which multi-family activity occurred in New Castle County.

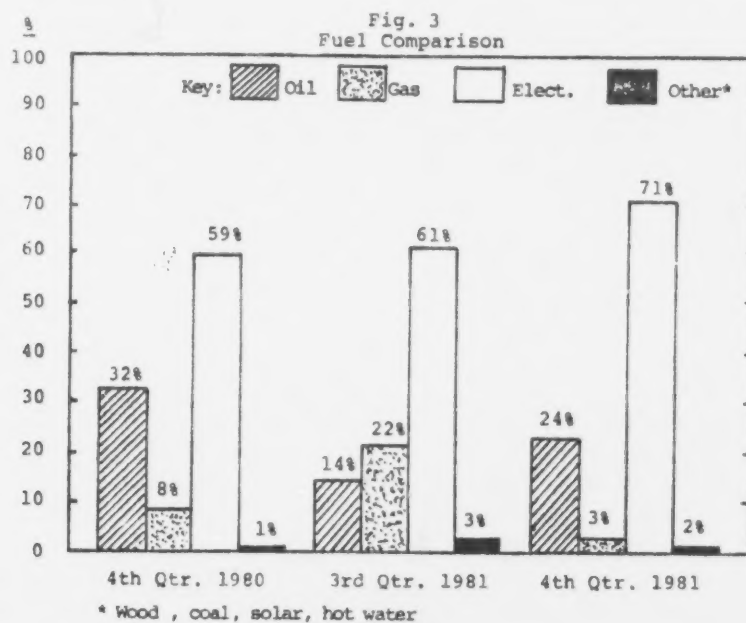
Kent County's average per unit construction cost this quarter is solely for single family activity, and amounted to \$42,229, a 13% decline from the average cost last quarter (\$48,787) but increased by only \$790 from the \$41,439 average cost during the fourth quarter, 1980. Kent County again recorded the highest per unit construction cost for housing this quarter, but had the lowest production level in the State.

Average residential housing costs in Sussex County dipped just 4% from the third quarter total construction cost and increased by only \$528 over fourth quarter, 1980, average residential cost figures. Single family average costs increased by only \$286 over third quarter cost figures but increased by \$3,438 per unit more than the \$38,364 average cost figure recorded for the comparable quarter last year. Multi-family average costs were 20% lower than the dramatic \$44,793 recorded in the third quarter of 1981, but is only 5% lower than the \$37,500 average multi-family construction cost figure reported for the same quarter of 1980.

UNIT PROFILE

Housing data charts 7, 8 and 9 detail statistics gathered from building permits with regard to the planned type of heat, square feet of living space requirements and number of bedrooms selected per unit.

The distribution of heating sources for total on-site residential construction this quarter, as compared to last quarter and the comparable quarter of 1980 is shown in Fig. 3 below.



Electric heat remained the most popular heat source for new residential construction this quarter and in nearly all instances electric heat was being supplied by heat pumps. Installation of other types of heat, i.e. solar, wood, water, dropped by 1% from the previous quarter, but is still slightly more than the level reported this time a year ago.

Family living space requirements continued the swing from the larger sized unit (more than 1,500 sq. ft.) this quarter to the mid-size unit (between 1,000 and 1,500 sq. ft.). Of the 356 units of on-site residential construction activity recorded, 176 units were in the mid-size category with the larger units coming in at a close 157. Only 23 units were under 1,000 square feet.

Of the 238 single family units produced this quarter, 57% were to contain three bedrooms, 27% called for two bedrooms, 15% four or more bedrooms, and only 2 units, 1%, called for just one bedroom. Two-bedroom units were slated for 78% of the 118 multi-family units started this quarter, 21% for a three-bedroom unit, and only 1% were designed for one-bedroom occupancy.

In summary, the typical new housing unit again is a mid-size home with three bedrooms and heated by electric heat pumps.

MOBILE HOME ACTIVITY

New mobile home sales in Delaware for the fourth quarter, 1981 totalled 223, 47 units less sales recorded for the previous quarter but 12 units more than the 211 sales counted this time last year. The 223 sales this quarter comprise 39% of the State's total housing production and nearly matches the 238 single family on-site housing unit production level recorded in the fourth quarter of 1981.

New Castle County's 28 units was a 38% drop from last quarter's 45 recorded sales but is only 1 unit more than the 27 sales that occurred in the last quarter of 1980.

Sales generated in Kent County totalled 93 units this quarter, 13 units less than last quarter's 106 units but is 52% greater than the 61 sales reported for the last three months of 1980.

Sussex County again leads the State in mobile home sales with 102 units this quarter, but that is a 14% reduction from last quarter's recorded 119 units, and a 17% drop from the 123 units shown for the last quarter, 1980.

REHABILITATED UNITS

Alterations and additions to existing housing units in Delaware this quarter totalled 286 units at a total cost of \$2,718,317 or \$9,503 per unit. The 286 units being repaired or expanded this quarter represents a 23% increase from the 233 units recorded a year ago, but the total cost of this work is only \$140,000 less than the \$2,858,000 recorded this time last year. Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation to a fire damaged unit.

Noteworthy is the planned conversion from vacant rental apartments to a 48-unit condominium development in the 400 block of West St. in Wilmington. The structure was once the Friends School and years ago had been converted to apartments. The permit value for this extensive rehabilitation work totalled \$292,000.

HOUSING DEMOLITIONS

Demolitions of housing units totalled 53 in the fourth quarter, 1981, 8 units more than the 45 units recorded in the previous quarter and 61% greater than the 33 units counted in the comparable quarter of 1980. The majority of demolitions, 33, occurred in New Castle County, particularly in Wilmington, with Kent County recording 11 unit removals and Sussex County demolishing 9 housing units.

FEDERAL HOUSING ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for new single family homes in Delaware were extended to only 5 units during the last three months of 1981.

Four of the five units received direct loans from the Veterans Administration and all were for New Castle County. Farmers Home Administration was responsible for one insured loan for Sussex County.

The Federal Housing Administration in Delaware advises that no insured loans for proposed construction were made from that office.

A comparison of federal assistance activity in Delaware this quarter, last quarter and the last quarter of 1980 follows:

	<u>FmHA</u>	<u>VA</u>	<u>FHA</u>	<u>TOTAL</u>
4th Quarter, 1981	1	4	0	5
3rd Quarter, 1981	24	2	0	26
4th Quarter, 1980	31	8	4	43

The drastic cut back in insured loans for new construction is attributed to a combination of high interest rates to borrowers and the many costs to the sellers, the FHA and VA offices reported.

The District office of the Delaware Farmers Home Administration attributed its dramatic drop in insured loans for new construction to the lack of Federal funding during the last three months of 1981. That office has been processing only loans for existing housing units lately, and not until December 24 were the County FmHA offices notified that funds were again available for processing new home loans.

QUARTERLY FEATURE

IMPACT OF RECENT FEDERAL HOUSING BUDGET CUTS
ON
DELAWARE'S PUBLIC HOUSING AUTHORITIES



By: Gail Brown
Housing Specialist
Delaware State Housing
Authority

Cutbacks in Federal operating subsidies for public housing are putting some 3,300 homes for low income Delawareans in jeopardy from lack of proper maintenance and preventing the residents from receiving needed services. The property is worth more than \$100 million and affects a population of more than 10,000 persons. The situation is serious and has the potential for becoming disastrous.

Delaware's four housing authorities operate on a combination of rent from tenants and subsidies from the Federal government. Income limits are set by the Federal government as well as the proportion of income paid for rent (i.e. about 25%). The difference between the rents charged and the costs of operating is made up by an annual subsidy. That subsidy was arbitrarily cut last year for every housing authority in the country by 14.5%. For several years the Federal government has been insisting that local housing authorities reduce their reserves before qualifying for the operating subsidies under a complex system of so-called "performance funding".

Now, with reserves precariously low or exhausted and faced with further proposed cuts in operating subsidies, the situation has attained crisis proportions. The executive directors of the four housing authorities in Delaware met informally in December to discuss the matter.

Here is the current situation for the Wilmington Housing Authority, the Newark Housing Authority, the Dover Housing Authority and the Delaware State Housing Authority:

WILMINGTON HOUSING AUTHORITY: Delaware's largest landlord of public housing units received nearly \$6 million in 1981, \$641,641 less than it needed to efficiently manage the 2,844 subsidized housing units for approximately 7,000 low and moderate income residents that comprise 10% of Wilmington's population.

This drastic reduction in operating funds caused the immediate termination of 31 employees and a dramatic change in security operations for its 14 housing developments. The eliminated positions involved project managers, social service workers, administrative personnel and maintenance support. Soon afterwards, WHA further reduced its paid staff by another 35 security guards and entered into a contract for security protection -- still providing a tenant service, but cutting the costs to WHA.

While there are rumors that public housing authorities may get back a portion of that 14.5% cut, Dale Gravett, WHA's Director of Administration, said that even if those funds are restored, they would be used to reduce the Authority's negative reserve balance (now near the \$350,000 level) rather than for re-employment.

Next year's operating budget is being prepared, and again there are Federal proposals for another 15% cut in funds to public housing authorities. If this proposal becomes a reality, the Wilmington Housing Authority could stand to lose another \$700,000. Director Earl Phillips feels staff has been reduced to a bare minimum with some managers overseeing operations at three projects with as many as 500 units, some of which are scattered throughout the City. "It's crucial for a manager to get out from under the paper work and spot-check activities in the housing developments. That's when sudden vacancies are noticed which could mean the difference between a \$10,000 repair bill for a vandalized unit or a few weeks rent loss while the unit is being readied for another occupant", he explained.

WHA is also facing serious maintenance and repair problems, for which no guaranteed funding is in sight. Those repairs are in the areas of water and gas lines at one of its older projects with an estimated cost of about \$1 million. Repairs at present are being done on a breakage basis. These types of major repairs are usually paid from Federal grants to public housing authorities known as Modernization funds, but there is genuine concern around the country in public housing circles that this source of money may be vanishing too. If so, public housing operating budgets would have to absorb the costs for these major expenses, which would seriously adversely affect management and maintenance operations at the Wilmington Housing Authority.

Further Federal budget cuts in 1982 would probably cause the Wilmington Housing Authority to:

1. eliminate the contractual security protection service completely; and
2. stop performing preventive maintenance as long as the safety of the tenants and the structure of the units are not affected.

For example, there would be no money for painting, outside yard work or any other cosmetic work to the structures that keep the projects from becoming a community eyesore, management explains.

WHA also has some real needs for updating heating systems in its older projects and installing energy conservation materials in an effort to save on utility expenses.

There are no plans for any new housing units for WHA to manage. It is doing everything possible to keep the close to 3,000 units it currently manages in good condition and rented up.

Much credit should be given to the staff of the Wilmington Housing Authority and especially to Earl Phillips, Executive Director, who joined WHA just a year and one-half ago for increasing the average rent per unit from the \$68 level he inherited to the present \$115 level.

The Wilmington Housing Authority is trying very hard to change the image of public housing in Wilmington as "the housing of last resort", Mr. Phillips said, "and is really about the business of positive constructive change in housing throughout the City of Wilmington".

NEWARK HOUSING AUTHORITY: Newark's 78 public housing units are managed by Ms. Barbara Greenfield, Executive Director of the Newark Housing Authority. That office requested just \$21,553, the allowable budget request based on the federal performance funding system, to keep those units going, but received only \$18,428, a federal budget cut of \$3,125. When the Authority was notified of the 15% cutback in funding, it again faced the fact that there could be no employee benefits for yet another year, and some planned preventive maintenance work would not get done this year either.

Project reserves are currently less than \$10,000 and the NHA will be faced with heavy expenditures in the next couple of years with replacement of roofs scheduled for its 16-year old developments.

Ms. Greenfield explains that the public housing operating budget in Newark has always been tight; so much so that the Authority has been seeking other funding sources. Last year it applied for and received a modest amount of money from the City of Newark for storm window replacements and updating the original heating and hot water systems in its 36-unit developments for senior citizens.

An application for 1982 funds has recently been submitted and approved by the City of Newark for an additional \$23,000 in Community Development funds for weather stripping, new downspouts and guttering, but the Newark Housing Authority must now await for New Castle County to receive its 1982 allocation and

determine how much will be able to trickle down to the City of Newark and finally the Newark Housing Authority. "Certainly the public housing operating budget can't afford to pay for the work, but I really can't afford to absorb extra utility expenses for heat losses either", Ms. Greenfield said.

Staff support is at the minimal level already with only one maintenance person for the two developments. Maintenance storage space is next to nil, and the Authority can't take advantage of cost savings by ordering bulk supplies, she explained.

"All federal funding cuts must come from project reserves, and that pot is getting mighty low", she concluded.

DOVER HOUSING AUTHORITY: The public housing program in Dover is operated by the Dover Housing Authority. It manages 231 units at 4 locations ranging in age from 5 to 17 years with structural conditions from fair to very good.

In 1981 the Dover Housing Authority had received \$34,000 less than requested when the 14.5% cutback occurred. As a result, one maintenance person was laid off and planned preventive maintenance work was cancelled.

Of the four public housing authorities in Delaware, the Dover Housing Authority is still in the best financial condition, with project reserves at \$34,000. Sharon Summers, DHA Executive Director, attributes the savings balance to:

1. the young age of the four developments which at present don't need extensive repairs or replacement of heating systems; and
2. the Authority's no frill policy on expenditures -- just keep the units going.

There are no plans for new public housing units in Dover and the Authority is not contemplating any major improvements to its existing units.

The current staff consists of an executive director, bookkeeper, secretary, maintenance supervisor and four maintenance aides, all working with no employee benefits.

There are no funds for a staff social service worker, and management staff does its best to assist residents with problems, but must refer them to various social agencies and hope the needed help is received.

Ms. Summers feels maintenance operations at DHA are being handled as efficiently as possible, and she sees no room for further cuts in the maintenance area. Storage space is plentiful and federal supply contracts are used to take advantage of bulk purchases at the lowest possible prices.

To be requested in the 1982 operating budget for Dover Housing Authority are funds for replacing worn window sills, broken shutters, guttering and exterior painting. "If these funds are cut, that work just won't be done", Ms. Summers declared.

DELAWARE STATE HOUSING AUTHORITY: The State housing agency is the youngest public housing manager in Delaware. It's 165 units are just five years old and situated on four scattered sites in Kent County.

It's 1981 operating budget of \$475,460 was reduced by \$40,000 and caused the agency to dip into project reserves to an uncomfortable level of \$12,000. Near the end of that fiscal operating year, the 15% cut was restored to DSHA and the money from reserves was returned to the project reserve account.

DSHA is currently going through its second round of federal budget cuts. With approval of its 1982 operating budget came another 15% reduction which again amounted to nearly \$40,000. These recent cuts are being absorbed partially from the project reserve account, now down to \$12,000 again, and three of the four sites will not be receiving much needed exterior painting this year.

Although the reserve account was used to absorb the 15% cut this year, DSHA management staff realizes that the potential exists for future savings by providing additional training for the maintenance staff in the areas of heating, plumbing and electrical repairs that would result in fewer DSHA expenses for outside service calls.

Lynne Bie, Management Operations Supervisor, feels significant savings in utility expenses can also be realized by implementing and closely monitoring additional recommendations made in a Energy Conservation Measure study funded by a grant from the Federal government. "There are very few areas where expenditures can be tightened, and the maintenance education and energy conservation programs are already underway", she stated.

Staff support for the 165 units is already at a minimal level with one Manager, a Cashier Clerk, Maintenance Supervisor and four maintenance aides who manage developments as much as 35 miles apart.

Significant savings are already being accomplished by bulk purchases of maintenance supplies through the Federal supply contracts.

DSHA management staff are always looking for ways to cut costs in the operating budget in view of possible future Federal budget cuts, but the real concern is that the project reserves are not being allowed to accumulate for the major replacements or repairs that will come as the developments age. "The Delaware State Housing Authority is very fortunate that its 165 units are in such good condition, but where will the funds come from when the roofs need to be replaced, or the appliances fail to function?" Mrs. Bie observed.

All across the United States the Federal cutbacks are taking their toll among the 2,700 local public housing authorities. Many are in much worse shape than the four agencies in Delaware. Some face imminent bankruptcy as a result of recent Federal actions. The National Association of Housing and Redevelopment Officials has characterized the situation facing housing authorities as "a disaster of catastrophic proportions."

Already some 90,000 units with a replacement value of \$6 billion out of the total public housing supply of 1.2 million units are seriously deteriorated and could be permanently lost from the nation's housing stock unless remedial measures are taken, according to NAHRO's Executive Director Robert W. Maffin.

He cautioned that "what may begin with falling behind in apartment repairs can rapidly accelerate to general plant deterioration, additional cost increases, further service reductions, and increased tenant frustration." A rather ominous note was sounded by a NAHRO survey of 23 authorities with more than 300,000 units that reported the Reagan Administration proposals for cutbacks would cause all 23 to have net operating deficits for fiscal 1982--and 70 per cent would not have sufficient reserves to cover the projected deficits.

NAHRO has formed a crisis action team to deliver the message to the Congress, the Administration, and the public that funding action is needed now to avert a growing collapse of public housing operations in the United States and deterioration of the inventory of homes for more than 3 million Americans of low income.

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1981 ANNUAL HOUSING PRODUCTION IN DELAWARE

STATE-WIDE

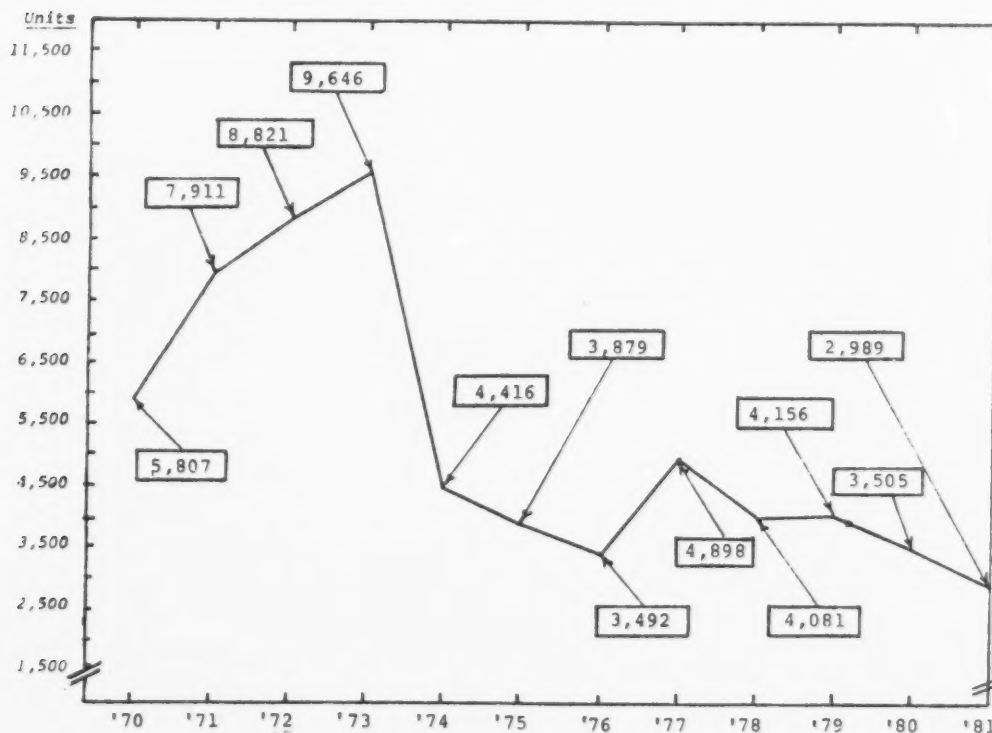
Housing production in Delaware in 1981 hit the lowest level since 1970 when the Division of Housing began keeping statistics on new residential construction in the State. New housing units this year totalled 2,989, down 17% from the 3,505 units produced in 1980 which had been the second lowest in twelve years for new housing starts in Delaware.

Single family residential construction accounted for 1,563 units (52%), multi-family units totalled 480 (16%) and mobile home sales were 946 (32%) of total production this year.

Decreases in single family and multi-family on-site construction in 1981 were 25% and 15% respectively from the 2,078 single family and 565 multi-family units produced in 1980. Mobile home sales was the only category that showed an increase in production. The 946 sales represent a 10% increase over the 862 sales recorded last year.

A view of housing production since 1970 follows in Fig. 4.

Fig. 4
Total housing production in Delaware from 1970-1981



Leading causes for lack of new home construction this year are higher mortgage interest rates, the tightening of available conventional mortgage money, increased up-front costs to homebuyers and inflationary costs to homebuilders. During 1981 only two tax-exempt mortgage programs were available in Delaware to assist homebuyers with a reduced interest rate mortgage and downpayment requirements. New Castle County generated about \$75 million in mortgage money for about 1,700 homebuyers and the Delaware State Housing Authority's 1980 bond issue purchased 579 loans in 1981. Even with more than 2,200 loan purchases, most of these loans were for existing rather than newly constructed homes.

COUNTY PRODUCTION LEVELS

New Castle County's on-site residential activity in 1981 totalled 1,027 units, down 39% from the 1,696 production level at the end of 1980. Single family activity in that county was only 857 units this year as compared to the 1,328 units in 1980. The 178 multi-family new residential units was just slightly more than half of the 368 units produced a year ago. Mobile home sales in New Castle County in 1981 added another 125 units there giving that county a total housing production volume of 1,152.

Total on-site housing activity in Kent County in 1981 was the lowest level since 1970 with only 133 units produced. No multi-family activity occurred at all in 1981, and in 1980 only 11 multi-family units were generated there. In addition to on-site activity, 367 mobile home sales were recorded for Kent County during 1981, bringing its total housing production picture to 500 units.

Sussex County realized a slight increase in on-site residential activity in 1981 with the addition of 573 single family units there, up just 21 units from 1980's on-site housing level. The 310 multi-family housing units in Sussex County represented a 67% increase over the 186 multi-family units produced in 1980. Mobile home sales in Delaware's southern county increased this year by 19% up from the 380 sales in 1980, and brings that county's total housing production figure to 1,337 units.

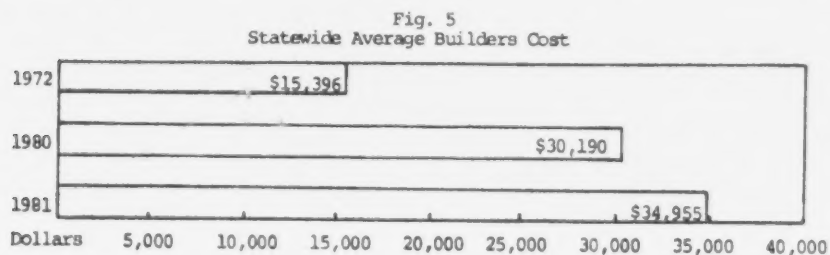
CONSTRUCTION COST

Total construction cost for housing in 1981 generated by the 2,043 on-site residential units in 1981 was \$71,412,708. Total costs in 1981 are down 10% from last year's total construction cost of \$79,764,446 and 27% lower than production costs in 1979, \$97,590,000.

Single family total construction cost accounted for \$57,467,498 this year and multi-family new housing starts were valued at \$13,945,210.

The average construction cost per unit for a new home in Delaware this year was \$34,955. Single family on-site new housing construction averaged \$36,767 per unit and \$29,053 per unit for multi-family costs.

Below is a comparison of 1972, 1980 and 1981 statewide average construction costs for on-site residential activity.



The average per unit new housing cost in 1981 more than doubled since 1972 when the Division of Housing first began compiling cost data for housing construction in the State.

Housing Data Charts 2 and 3A, B and C contain specific breakdowns by jurisdictions on total and average on-site housing construction costs.

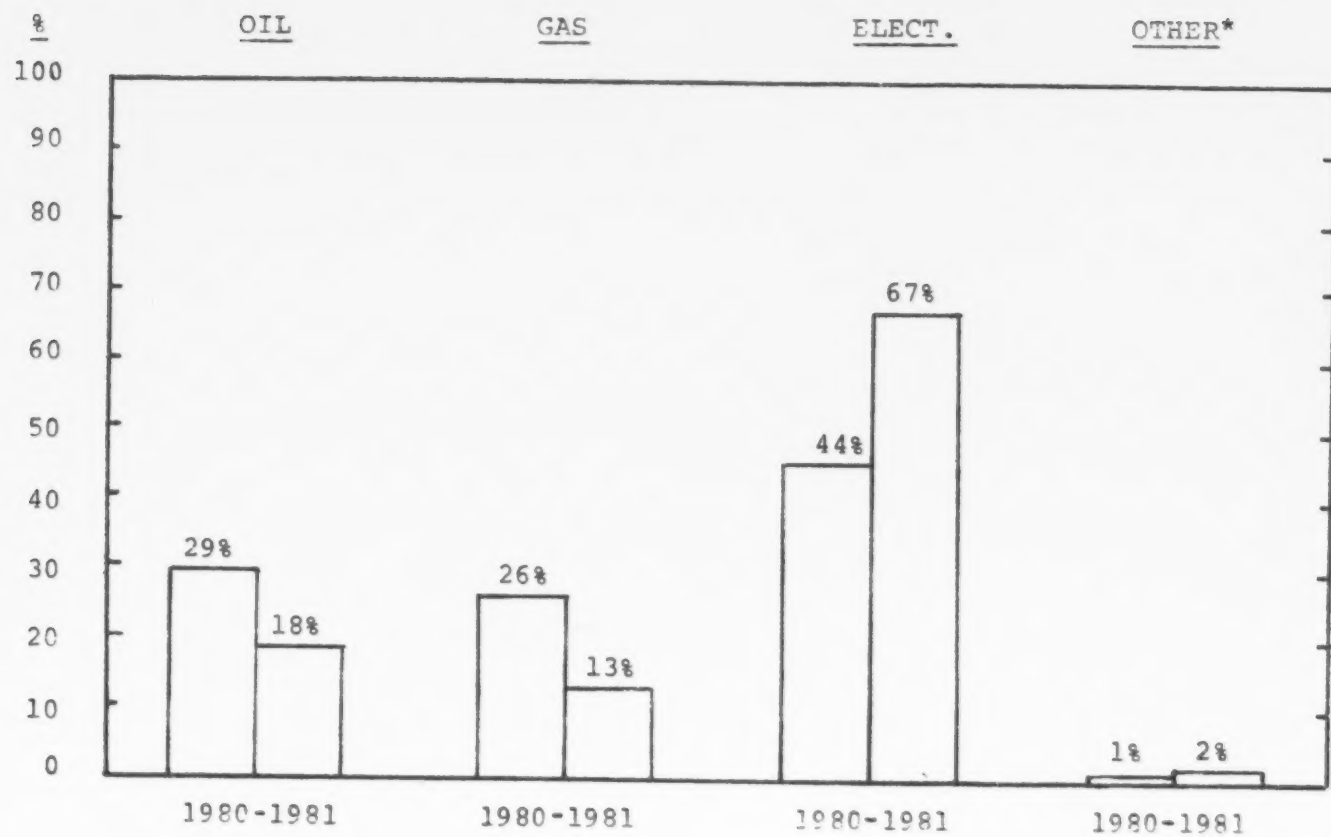
UNIT PROFILE

Particularly noted in data on types of heat selected per unit this year (Fig. 6) is the dramatic shift from fuel oil and gas to electric heat, mostly by heat pumps. Other types of heat selected in 1981, i.e. wood, solar, hot water, also represent a larger portion of total heat installations from the 1980 totals.

The mid-sized unit (between 1,000 & 1,500 sq. ft.) gained more popularity this year as evidenced below by the percentage increases in the three recorded categories of living space per unit.

<u>Square Footage</u>	<u>1981</u>	<u>1980</u>
- 1,000	18%	22%
Between 1,000-1,500	52%	40%
+ 1,500	30%	38%
	100%	100%

Fig. 6
Fuel for 1980-1981 Annual Comparison



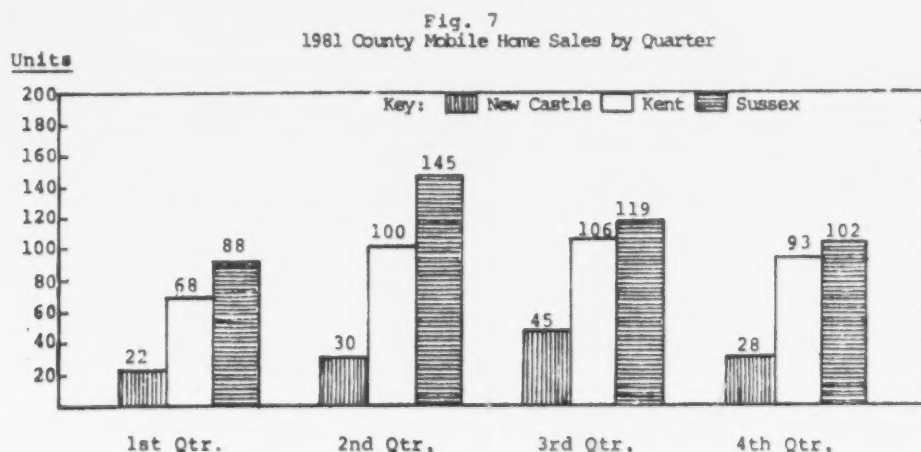
* Wood, coal, solar, hot water

Noteworthy in 1981 was the decline in numbers of three-bedroom units and the increase in two-bedroom units, as evidenced by the following table of percentage proportions of total units.

<u>Number of Bedrooms</u>	<u>1981</u>	<u>1980</u>
1	1.5%	2.5%
2	33.0%	22.0%
3	52.0%	63.0%
4 +	<u>13.5%</u>	<u>12.5%</u>
	100%	100%

MOBILE HOME SALES

1981 annual mobile home activity increased by 10% from 1980 sales and with the fall off of on-site housing activity this year, mobile home sales comprise 32% of total housing production in Delaware this year. Sales increased in each county in 1981, but Sussex County carried the lead in sales, as evidenced in Fig. 7.



NATIONAL HOUSING PICTURE

The U.S. Department of Commerce reported that the seasonally adjusted national on-site housing starts in 1981 totalled 1,087,000, the lowest national housing production level since 1946.

National housing starts in the Fourth Quarter, 1981, at a seasonally adjusted rate were:

857,000 - October
871,000 - November
989,000 - December

The following chart illustrates housing production in the areas of single family, multi-family, mobile home sales and total production by county and year from 1970 through 1981.

Fig. 8

HOUSING PRODUCTION VOLUME
1970-1981

	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>
<u>SINGLE FAMILY</u>												
NCC	1,697	2,078	2,026	1,987	725	885	1,247	1,559	1,441	1,185	1,328	857
KENT	311	650	552	761	570	450	538	550	443	372	198	133
SUSSEX	562	854	1,066	1,024	651	599	637	755	733	642	552	573
STATE	2,570	3,582	3,644	3,772	1,946	1,934	2,422	2,864	2,617	2,199	2,078	1,563
<u>MULTI-FAMILY</u>												
NCC	1,476	2,114	2,325	2,790	901	668	84	920	299	566	368	170
KENT	60	214	707	510	93	441	4	14	102	161	11	0
SUSSEX	30	297	473	614	215	2	83	170	98	82	186	310
STATE	1,566	2,625	3,505	3,914	1,209	1,111	171	1,104	499	809	565	480
<u>MOBILE HOME SALES</u>												
NCC	437	337	364	354	187	98	285	269	178	98	122	125
KENT	843	792	638	938	605	410	474	487	514	584	360	367
SUSSEX	391	574	670	668	469	326	140	174	273	466	380	454
STATE	1,671	1,704	1,672	1,960	1,261	834	899	930	965	1,148	862	946
<u>TOTAL PRODUCTION</u>												
NCC	3,610	4,529	4,715	4,705	1,813	1,651	1,616	2,748	1,918	1,849	1,818	1,152
KENT	1,214	1,656	1,897	2,209	1,268	1,301	1,016	1,051	1,059	1,117	569	500
SUSSEX	983	1,725	2,209	2,306	1,335	927	860	1,099	1,104	1,190	1,118	1,337
STATE	5,807	7,911	8,821	9,646	4,416	3,879	3,492	4,898	4,081	4,156	3,505	2,989

APPENDIX A

HOUSING DATA CHARTS

1 - 9A

CHART 1-A: ON-SITE PERMITS ISSUED
NEW CASTLE COUNTY

Location	Structure	1980	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
		4th Qtr.						
Wilmington	Sngl.-fam.	22	80	7	15	11	47	80
	Multi-fam.	0	0	0	0	0	48	48
	Total	22	80	7	15	11	95	128
Newark	Sngl.-fam.	12	18	1	2	0	1	4
	Multi-fam.	0	0	0	0	0	0	0
	Total	12	18	1	2	0	1	4
New Castle	Sngl.-fam.	0	3	1	1	0	0	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	3	1	1	0	0	2
Elsmere	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Belle-Fonte	Sngl.-fam.	0	0	0	0	1	0	1
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	1	0	1
N.C. Co. Balance	Sngl.-fam.	251	1,227	136	253	299	82	770
	Multi-fam.	0	368	122	0	0	0	122
	Total	251	1,595	258	253	299	82	892
N.C. Co. Total	Sngl.-fam.	285	1,328	145	271	311	130	857
	Multi-fam.	0	368	122	0	0	48	170
	Total	285	1,696	267	271	311	178	1,027

1980

1981

Location	Structure	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
Dover	Sngl.-fam.	5	20	9	4	2	6	21
	Multi-fam.	0	0	0	0	0	0	0
	Total	5	20	9	4	2	6	21
Smyrna	Sngl.-fam.	0	0	0	1	1	0	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	1	1	0	2
Milford	Sngl.-fam.	0	1	1	1	0	0	2
	Multi-fam.	0	11	0	0	0	0	0
	Total	0	12	1	1	0	0	2
Harrington	Sngl.-fam.	0	3	1	0	0	0	1
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	3	1	0	0	0	1
Camden	Sngl.-fam.	-	-	0	0	0	-	0
	Multi-fam.	-	-	0	0	0	-	0
	Total	-	-	0	0	0	-	0
Kent County Balance	Sngl.-fam.	40	174	27	29	26	25	107
	Multi-fam.	0	0	0	0	0	0	0
	Total	40	174	27	29	26	25	107
Kent County Total	Sngl.-fam.	45	198	38	35	29	31	133
	Multi-fam.	0	11	0	0	0	0	0
	Total	45	209	38	35	29	31	133

CHART 1-B: ON-SITE PERMITS ISSUED
KENT COUNTY

1980

1981

Location	Structure	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
Bethany	Sngl.-fam.	13	21	26	28	13	16	83
	Multi-fam.	3	3	35	0	18	11	64
	Total	16	24	61	28	31	27	147
Laurel	Sngl.-fam.	3	8	2	2	3	1	8
	Multi-fam.	0	0	0	0	24	0	24
	Total	3	8	2	2	27	1	32
Lewes	Sngl.-fam.	1	2	1	2	1	7	11
	Multi-fam.	0	0	48	4	0	0	52
	Total	1	2	49	6	1	7	63
Milford	Sngl.-fam.	1	2	3	3	4	2	12
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	2	3	3	4	2	12
Rehoboth	Sngl.-fam.	8	12	6	4	2	0	12
	Multi-fam.	0	0	14	0	4	11	29
	Total	8	12	20	4	6	11	41
Seaford	Sngl.-fam.	1	4	1	3	5	1	10
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	4	1	3	5	1	10
Milton	Sngl.-fam.	1	2	0	0	0	0	0
	Multi-fam.	0	32	0	0	0	0	0
	Total	1	34	0	0	0	0	0
Hillsboro	Sngl.-fam.	0	1	0	1	1	0	2
	Multi-fam.	0	72	0	0	0	0	0
	Total	0	73	0	1	1	0	2
Georgetown	Sngl.-fam.	0	3	0	0	1	1	2
	Multi-fam.	0	76	0	0	1	1	2
	Total	0	79	0	0	0	0	0
Sussex	Sngl.-fam.	109	489	135	138	111	49	433
County	Multi-fam.	3	3	22	43	28	48	141
Balance	Total	112	492	157	181	139	97	574
Sussex	Sngl.-fam.	137	552	174	181	141	77	573
County	Multi-fam.	6	186	119	47	74	70	310
Total	Total	143	740	293	228	215	147	883
State	Sngl.-fam.	467	2,077	357	487	481	238	1,563
Total	Multi-fam.	6	565	241	47	74	118	480
	Total	473	2,642	598	534	555	356	2,043

CHART 1-C: ON-SITE PERMITS ISSUED
SUSSEX COUNTY

1980

1981

Location	Structure	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
Wilmington	Sngl.-fam.	1,130,000	4,095,228	280,000	695,000	590,000	1,363,400	2,928,400
	Multi-fam.	0	0	0	0	0	1,500,000	1,500,000
	Total	1,130,000	4,095,228	280,000	695,000	590,000	2,863,400	4,428,400
Newark	Sngl.-fam.	304,255	471,755	29,000	98,900	0	22,700	150,600
	Multi-fam.	0	0	0	0	0	0	0
	Total	304,255	471,755	29,000	98,900	0	22,700	150,600
New Castle	Sngl.-fam.	0	92,600	25,000	45,000	0	0	70,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	92,600	25,000	45,000	0	0	70,000
Elsmere	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Belle-Fonte	Sngl.-fam.	0	0	0	0	17,000	0	17,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	17,000	0	17,000
N.C. Co. Balance	Sngl.-fam.	8,550,074	32,835,024	4,686,140	8,534,980	7,328,249	3,003,225	23,552,594
	Multi-fam.	0	7,820,776	1,599,000	0	0	0	1,599,000
	Total	8,550,074	40,655,800	6,285,140	8,534,980	7,328,249	3,003,225	25,151,594
N.C. Co. Total	Sngl.-fam.	9,984,329	37,494,607	5,020,140	9,373,880	7,935,249	4,389,325	26,718,594
	Multi-fam.	0	7,820,776	1,599,000	0	0	1,500,000	3,099,000
	Total	9,984,329	45,315,383	6,619,140	9,373,880	7,935,249	5,889,325	29,817,594

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

Location	Structure	1980		1981				
		4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
Dover	Sngl.-fam.	187,000	641,000	368,000	236,000	170,000	231,000	1,005,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	187,000	641,000	368,000	236,000	170,000	231,000	1,005,000
Smyrna	Sngl.-fam.	0	0	0	45,000	37,000	0	82,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	45,000	37,000	0	82,000
Milford	Sngl.-fam.	0	60,000	45,000	31,000	0	0	76,000
	Multi-fam.	0	253,772	0	0	0	0	0
	Total	0	313,772	45,000	31,000	0	0	76,000
Harrington	Sngl.-fam.	0	100,085	28,000	0	0	0	28,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	100,085	28,000	0	0	0	28,000
Camden	Sngl.-fam.	-	0	0	0	0	-	-
	Multi-fam.	-	0	0	0	0	-	-
	Total	-	0	0	0	0	-	-
Kent County Balance	Sngl.-fam.	1,677,764	6,963,223	1,224,050	1,396,984	1,207,836	1,078,100	4,906,970
	Multi-fam.	0	0	0	0	0	0	0
	Total	1,677,764	6,963,223	1,224,050	1,396,984	1,207,836	1,078,100	4,906,970
Kent County Total	Sngl.-fam.	1,864,764	7,764,308	1,665,050	1,708,984	1,414,836	1,309,100	6,097,970
	Multi-fam.	0	253,772	0	0	0	0	0
	Total	1,864,764	8,018,081	1,665,050	1,708,984	1,414,836	1,309,100	6,097,970

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

1980

1981

Location	Structure	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
Bethany	Sngl.-fam.	570,300	932,900	1,541,390	746,928	683,156	719,113	3,690,587
	Multi-fam.	120,000	120,000	730,000	400,000	1,238,170	610,000	2,978,170
	Total	690,300	1,052,900	2,271,390	1,146,928	1,921,326	1,329,113	6,668,757
Laurel	Sngl.-fam.	90,290	241,340	65,500	67,000	101,430	33,500	267,430
	Multi-fam.	0	0	0	0	600,000	0	600,000
	Total	90,290	241,340	65,500	67,000	701,430	33,500	867,430
Lewes	Sngl.-fam.	56,000	106,000	38,000	96,000	40,000	467,000	641,000
	Multi-fam.	0	0	1,075,000	50,000	0	0	1,125,000
	Total	56,000	106,000	1,113,000	146,000	40,000	467,000	1,766,000
Milford	Sngl.-fam.	69,000	272,500	104,800	85,000	125,300	77,000	392,100
	Multi-fam.	0	0	0	0	0	0	0
	Total	69,000	272,500	104,800	85,000	125,300	77,000	392,100
Rehoboth	Sngl.-fam.	491,985	876,655	357,050	252,316	86,146	0	695,512
	Multi-fam.	0	0	330,000	0	216,000	583,000	1,129,000
	Total	491,985	876,655	687,050	252,316	302,146	583,000	1,824,512
Seaford	Sngl.-fam.	30,000	160,890	32,000	91,600	195,355	41,500	360,455
	Multi-fam.	0	0	0	0	0	0	0
	Total	30,000	160,890	32,000	91,600	195,355	41,500	360,455
Milton	Sngl.-fam.	44,000	44,000	0	0	0	0	0
	Multi-fam.	0	800,000	0	0	0	0	0
	Total	44,000	844,000	0	0	0	0	0
Millsboro	Sngl.-fam.	0	35,891	0	80,000	31,000	0	111,000
	Multi-fam.	0	2,240,000	0	0	0	0	0
	Total	0	2,275,891	0	80,000	31,000	0	111,000
Georgetown	Sngl.-fam.	0	118,700	0	0	37,495	35,000	72,495
	Multi-fam.	0	1,399,800	0	0	0	0	0
	Total	0	1,517,500	0	0	37,495	35,000	72,495
Sussex County	Sngl.-fam.	3,904,329	18,985,801	5,855,621	6,165,128	4,553,928	1,845,678	18,420,355
	Multi-fam.	105,000	105,000	814,000	1,639,500	1,260,000	1,300,000	5,013,500
	Total	4,009,329	19,063,801	6,669,621	7,804,628	5,813,928	3,145,678	23,433,855
Sussex County	Sngl.-fam.	5,255,904	21,774,677	7,994,361	7,583,972	5,853,810	3,218,791	24,650,934
	Multi-fam.	225,000	4,664,800	2,949,000	2,089,500	3,314,710	2,493,000	10,846,210
	Total	5,480,904	26,439,477	10,943,361	9,673,472	9,168,520	5,711,791	35,497,144
State	Sngl.-fam.	17,104,997	67,025,098	14,679,551	18,666,836	15,203,895	8,917,216	57,467,498
	Multi-fam.	225,000	12,739,348	4,548,000	2,089,500	3,314,710	3,993,000	13,945,210
	Total	17,329,997	79,764,446	19,227,551	20,756,336	18,518,605	12,910,216	71,412,708

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

1980

1981

Location	Structure	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
Wilmington	Sngl.-fam.	51,363	51,190	40,000	46,333	53,636	29,009	36,605
	Multi-fam.	0	0	0	0	0	31,250	31,250
	Total	51,363	51,190	40,000	46,333	53,636	30,141	34,597
Newark	Sngl.-fam.	25,354	26,208	29,000	49,450	0	22,700	37,650
	Multi-fam.	0	0	0	0	0	0	0
	Total	25,354	26,208	29,000	49,450	0	22,700	37,650
New Castle	Sngl.-fam.	0	30,866	25,000	45,000	0	0	35,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	30,866	25,000	45,000	0	0	35,000
Elsmere	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Belle-Fonte	Sngl.-fam.	0	0	0	0	17,000	0	17,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	17,000	0	17,000
N.C. Co. Balance	Sngl.-fam.	34,064	26,760	34,456	33,735	24,509	36,625	30,588
	Multi-fam.	0	21,252	13,106	0	0	0	13,107
	Total	34,064	25,489	24,361	33,735	24,509	36,625	28,197
N.C. Co. Total	Sngl.-fam.	35,032	28,233	34,621	34,589	25,515	33,764	31,177
	Multi-fam.	0	21,252	13,106	0	0	31,250	18,229
	Total	35,032	26,718	24,790	34,589	25,515	33,086	29,034

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

Location	Structure	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
Dover	Sngl.-fam.	57,400	32,050	40,888	59,000	85,000	38,500	47,857
	Multi-fam.	0	0	0	0	0	0	0
	Total	57,400	32,050	40,888	59,000	85,000	38,500	47,857
Smyrna	Sngl.-fam.	0	0	0	45,000	37,000	0	41,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	45,000	37,000	0	41,000
Milford	Sngl.-fam.	0	60,000	45,000	31,000	0	0	38,000
	Multi-fam.	0	23,070	0	0	0	0	0
	Total	0	26,147	45,000	31,000	0	0	38,000
Harrington	Sngl.-fam.	0	33,361	28,000	0	0	0	28,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	33,361	28,000	0	0	0	28,000
Camden	Sngl.-fam.	-	0	0	0	0	-	-
	Multi-fam.	-	0	0	0	0	-	-
	Total	-	0	0	0	0	-	-
Kent County Balance	Sngl.-fam.	41,944	40,018	45,335	48,171	46,455	43,124	45,860
	Multi-fam.	0	0	0	0	0	0	0
	Total	41,944	40,018	45,355	48,171	46,455	43,124	45,860
Kent County Total	Sngl.-fam.	41,439	39,213	43,817	48,828	48,787	42,229	45,849
	Multi-fam.	0	23,070	0	0	0	0	0
	Total	41,439	38,364	43,817	48,828	48,787	42,229	45,849

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

1980

1981

Location	Structure	4th Qtr.	Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
Bethany	Sngl.-fam.	43,869	44,423	43,659	39,312	52,550	44,945	44,465
	Multi-fam.	40,000	40,000	38,421	25,000	68,817	55,435	45,534
	Total	43,125	43,870	40,560	32,769	61,996	49,226	45,366
Laurel	Sngl.-fam.	30,096	30,167	32,750	33,500	33,810	33,500	33,429
	Multi-fam.	0	0	0	0	25,000	0	25,000
	Total	30,096	30,167	32,750	33,500	25,979	33,500	27,107
Lewes	Sngl.-fam.	56,000	53,000	38,000	48,000	40,000	66,714	58,273
	Multi-fam.	0	0	22,395	12,500	0	0	21,355
	Total	56,000	53,000	22,714	24,333	40,000	0	28,052
Milford	Sngl.-fam.	69,000	136,250	34,933	28,333	31,325	66,714	32,675
	Multi-fam.	0	0	0	0	0	38,500	0
	Total	69,000	136,250	34,933	28,333	31,325	38,500	32,675
Rehoboth	Sngl.-fam.	61,498	73,054	59,508	63,079	43,073	58,500	57,959
	Multi-fam.	0	0	23,571	0	54,000	53,000	38,931
	Total	61,498	73,054	34,352	63,079	50,358	53,000	44,500
Seaford	Sngl.-fam.	30,000	40,222	32,000	30,533	39,071	41,500	36,045
	Multi-fam.	0	0	0	0	0	0	0
	Total	30,000	40,222	32,000	30,533	39,071	41,500	36,045
Wilton	Sngl.-fam.	44,000	22,000	0	0	0	0	0
	Multi-fam.	0	25,000	0	0	0	0	0
	Total	44,000	24,823	0	0	0	0	0
Millsboro	Sngl.-fam.	0	35,891	0	80,000	31,000	0	55,500
	Multi-fam.	0	31,111	0	0	0	0	0
	Total	0	31,176	0	80,000	31,000	0	55,500
Georgetown	Sngl.-fam.	0	39,556	0	0	37,495	35,000	36,247
	Multi-fam.	0	18,418	0	0	0	0	0
	Total	0	19,212	0	0	37,495	35,000	36,247
Sussex County	Sngl.-fam.	35,819	38,825	43,374	44,674	41,026	37,667	42,541
	Multi-fam.	35,000	35,000	37,000	38,127	45,000	27,083	35,557
	Total	35,797	38,747	42,481	43,119	41,827	32,430	40,826
Sussex County	Sngl.-fam.	38,364	39,446	43,212	44,092	41,516	41,802	43,021
	Multi-fam.	37,500	25,079	28,631	33,166	44,793	35,614	34,988
	Total	38,328	35,729	37,997	41,163	40,390	38,856	40,201
State Total	Sngl.-fam.	36,627	32,270	39,890	39,051	31,609	37,467	36,767
	Multi-fam.	37,500	22,547	20,213	33,166	44,793	33,839	29,053
	Total	36,638	30,190	32,424	38,366	33,367	36,265	34,955

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

SUSSEX COUNTY

CHART 4

MOBILE HOME PRODUCTION

<u>COUNTY</u>	<u>1980</u>		<u>1981</u>				<u>TOTAL</u>
	<u>4th QTR</u>	<u>TOTAL</u>	<u>1st QTR</u>	<u>2nd QTR</u>	<u>3rd QTR</u>	<u>4th QTR</u>	
New Castle	27	122	22	30	45	28	125
Kent	61	360	68	100	106	93	367
Sussex	123	380	88	145	119	102	454
STATE TOTAL	211	862	178	275	270	223	946

CHART 5

REHABILITATION HOUSING

LOCATION	NUMBER OF UNITS AND COST (\$000)							
	1980				1981			
	4th QTR.		TOTAL		4th QTR.		TOTAL	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
Wilmington	82	1,268	299	4,064	123	1,245	344	5,087
Newark	9	93	23	299	1	7	6	65
New Castle	0	0	0	0	0	0	0	0
Elsmere	11	30	17	76	3	3	13	18
Bellefonte	0	0	0	0	0	0	0	0
New Castle County Balance	28	265	154	1,615	101	705	325	2,776
New Castle County Total	130	1,666	487	5,985	228	1,960	642	8,020
Dover	10	155	22	228	9	125	34	374
Smyrna	1	15	3	41	1	12	2	19
Milford (K)	0	0	6	20	1	10	7	99
Harrington	0	0	1	7	1	9	1	9
Camden	-	-	-	-	-	-	-	-
Kent County Balance	17	163	52	577	11	86	104	1,132
Kent County Total	28	333	77	874	23	242	148	1,633
Bethany	4	65	11	122	1	55	1	55
Laurel	2	13	6	36	2	19	4	33
Lewes	3	38	10	101	4	85	10	143
Milford (S)	0	0	3	25	1	12	2	20
Rehoboth	0	0	39	208	17	199	28	1,051
Seaford	5	26	10	66	1	15	13	155
Milton	0	0	0	0	0	0	2	16
Millsboro	9	38	17	157	3	45	18	206
Georgetown	0	0	0	0	0	0	0	0
Sussex County Balance	52	676	114	1,427	6	88	174	1,952
Sussex County Total	75	858	210	2,145	35	516	255	3,631
STATE TOTAL	233	2,858	744	9,005	286	2,718	1,042	13,287

CHART 6

LOCATION	RESIDENTIAL DEMOLITIONS AND CERTIFICATES OF OCCUPANCY							
	NUMBER OF UNITS DEMOLISHED				NUMBER OF OCCUPANCY PERMITS			
	1980		1981		1980		1981	
	4th QTR	TOTAL	4th QTR	TOTAL	4th QTR	TOTAL	4th QTR	TOTAL
Wilmington	11	80	19	45	64	146	85	137
Newark	0	0	1	5	6	168	3	14
New Castle	0	0	0	1	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0
Bellefonte	0	0	0	0	0	0	0	0
New Castle County Balance	8	45	13	51	510	510	189	1,235
New Castle County Total	19	125	33	102	580	824	277	1,686
Dover	0	0	0	0	2	2	3	3
Smyrna	1	1	0	0	0	0	0	2
Milford (K)	0	3	1	3	1	1	2	16
Harrington	0	4	0	0	0	0	0	1
Camden	0	0	-	-	0	0	-	-
Kent County Balance	6	46	10	57	0	0	1	62
Kent County Total	7	54	11	60	3	3	6	84
Bethany	4	7	0	0	2	54	5	84
Laurel	3	9	2	6	2	7	1	5
Lewes	0	2	0	1	2	2	2	21
Milford (S)	0	1	0	1	1	47	1	6
Rehoboth	0	1	7	9	4	21	0	18
Seaford	0	2	0	3	0	2	1	7
Milton	0	0	0	0	0	0	0	0
Millsboro	0	0	0	0	0	0	1	2
Georgetown	0	0	0	1	0	1	0	0
Sussex County Balance	9	0	0	0	206	422	51	704
Sussex County Total	7	22	9	21	219	559	62	847
STATE TOTAL	33	201	53	183	802	1,386	345	2,617

CHART 7

HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	4th Quarter 1980				Total 1980				4th Quarter 1981				Total 1981			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
Wilmington	3	2	14	0	3	4	70	0	47	0	48	0	57	3	68	0
Newark	0	0	12	0	0	0	18	0	1	0	0	0	1	1	2	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
N.C. Co. Balance	139	26	81	0	646	567	225	0	27	7	48	0	265	205	424	0
N.C. Co. Total	142	28	107	0	649	571	313	0	75	7	96	0	323	209	495	0
Dover	4	1	0	0	10	1	1	0	4	2	0	0	12	4	5	0
Smyrna	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
Milford (K)	0	0	0	0	0	12	0	0	0	0	0	0	0	0	2	0
Harrington	0	0	0	0	0	0	3	0	0	0	0	0	0	0	1	0
Camden	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-
K. Co. Balance	3	0	34	1	10	19	133	9	3	1	18	3	7	6	87	7
K. Co. Total	7	1	34	1	20	32	137	9	7	3	18	3	20	10	96	7
Bethany	0	0	16	0	0	0	18	0	0	0	24	3	0	8	136	3
Laurel	1	1	1	0	1	1	6	0	1	0	0	0	2	4	26	0
Leves	0	0	1	0	0	0	2	0	0	0	7	0	0	0	57	6
Milford (S)	0	0	1	0	0	0	4	0	0	0	2	0	0	0	12	0
Rehoboth	0	0	8	1	0	0	17	1	0	0	11	0	0	2	39	0
Seaford	0	0	1	0	0	0	4	0	0	0	1	0	0	4	6	0
Milton	0	0	0	0	0	0	33	0	0	0	0	0	0	0	0	0
Millsboro	0	0	0	0	0	0	73	0	0	0	0	0	0	0	2	0
Georgetown	0	0	0	0	0	0	79	0	0	0	1	0	0	0	2	0
S. Co. Balance	0	7	106	2	12	19	372	21	4	0	91	2	14	24	521	15
S. Co. Total	1	8	134	3	13	19	608	22	5	0	157	5	16	42	801	24
STATE TOTAL	150	37	275	4	682	622	1,058	31	87	10	251	8	359	261	1,392	31

CHART 8

SQUARE FOOTAGE OF NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS BY SQUARE FOOT PER UNIT											
	4th QTR 1980			TOTAL 1980			4th QTR 1981			TOTAL 1981		
	under 1000	1000- 1500	over 1500	under 1000	1000- 1500	over 1500	under 1000	1000- 1500	over 1500	under 1000	1000- 1500	over 1500
Wilmington	0	8	18	0	8	16	0	18	47	0	68	60
Newark	0	10	1	0	10	7	0	0	1	1	1	2
New Castle	0	0	0	0	0	0	0	0	0	0	2	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0
Bellefonte	0	0	0	0	0	0	0	0	0	0	1	0
N.C. Co. Balance	2	83	162	350	607	589	2	18	62	176	371	345
N.C. Co. Total	2	101	181	350	625	608	2	66	110	177	443	407
Dover	0	4	1	0	10	9	0	0	6	0	14	7
Smyrna	0	0	0	0	0	0	0	0	0	0	2	1
Milford (K)	0	0	0	11	0	1	0	0	0	0	2	0
Harrington	0	0	0	0	3	0	0	0	0	0	1	0
Camden	-	-	-	-	-	-	-	-	-	-	-	-
K. CO Balance	2	22	16	10	83	70	5	10	10	13	50	44
K. Co. Total	2	26	17	21	106	80	5	10	16	13	69	51
Bethany	0	16	0	0	18	0	0	27	0	0	134	13
Laurel	1	1	0	1	5	0	0	1	0	0	32	0
Lewes	0	0	1	0	0	2	0	1	6	12	44	8
Milford (S)	0	0	1	0	2	3	0	2	0	1	11	0
Rehoboth	0	2	6	0	10	7	0	11	0	0	26	15
Seaford	0	1	0	1	3	0	0	1	0	2	7	1
Milton	0	0	0	32	1	0	0	0	0	0	0	0
Millsboro	0	0	0	72	0	1	0	0	0	0	0	2
Georgetown	0	0	0	76	3	0	0	1	0	0	2	0
S. Co. Balance	11	71	33	32	256	179	16	56	25	161	302	110
S. Co. Total	12	91	41	214	299	192	16	100	31	176	558	149
STATE TOTAL	16	218	239	585	1,030	989	23	176	157	366	1,070	607

CHART 9

NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCALITY	NUMBER OF NEW UNITS BY BEDROOMS PER UNIT															
	4th QUARTER 1981								1981 Total							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Wilmington	0	0	34	34	13	14	0	0	0	0	46	34	33	14	1	0
Newark	0	0	0	0	0	0	1	0	0	0	1	0	2	0	1	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
NEW CASTLE COUNTY																
BALANCE	0	0	7	0	53	0	22	0	1	0	208	59	404	63	157	0
NEW CASTLE COUNTY TOTAL	0	0	41	34	66	14	23	0	1	0	255	93	442	77	159	0
Dover	0	0	1	0	1	0	4	0	0	0	2	0	15	0	4	0
Smyrna	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Camden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KENT COUNTY																
BALANCE	1	0	2	0	20	0	2	0	1	1	10	0	82	0	13	0
KENT COUNTY TOTAL	1	0	3	0	21	0	6	0	1	1	12	0	102	0	17	0
Bethany	0	2	2	6	12	3	2	0	0	4	6	26	46	34	31	0
Laurel	0	0	0	0	1	0	0	0	0	8	0	8	6	8	1	0
Lewes	0	0	0	0	7	0	0	0	0	0	9	45	7	0	3	0
Milford (S)	0	0	0	0	2	0	0	0	0	0	3	0	9	0	1	0
Rehoboth	0	0	0	11	0	0	0	0	0	6	3	20	8	3	2	0
Seaford	0	0	0	0	1	0	0	0	0	0	0	0	10	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Millsboro	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Georgetown	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
SUSSEX COUNTY																
BALANCE	1	0	19	40	24	8	5	0	8	3	101	87	267	43	51	12
SUSSEX COUNTY TOTAL	1	2	21	57	48	11	7	0	8	21	122	186	357	88	89	12
STATE TOTAL	2	2	65	91	135	25	36	0	10	22	389	279	901	165	265	12

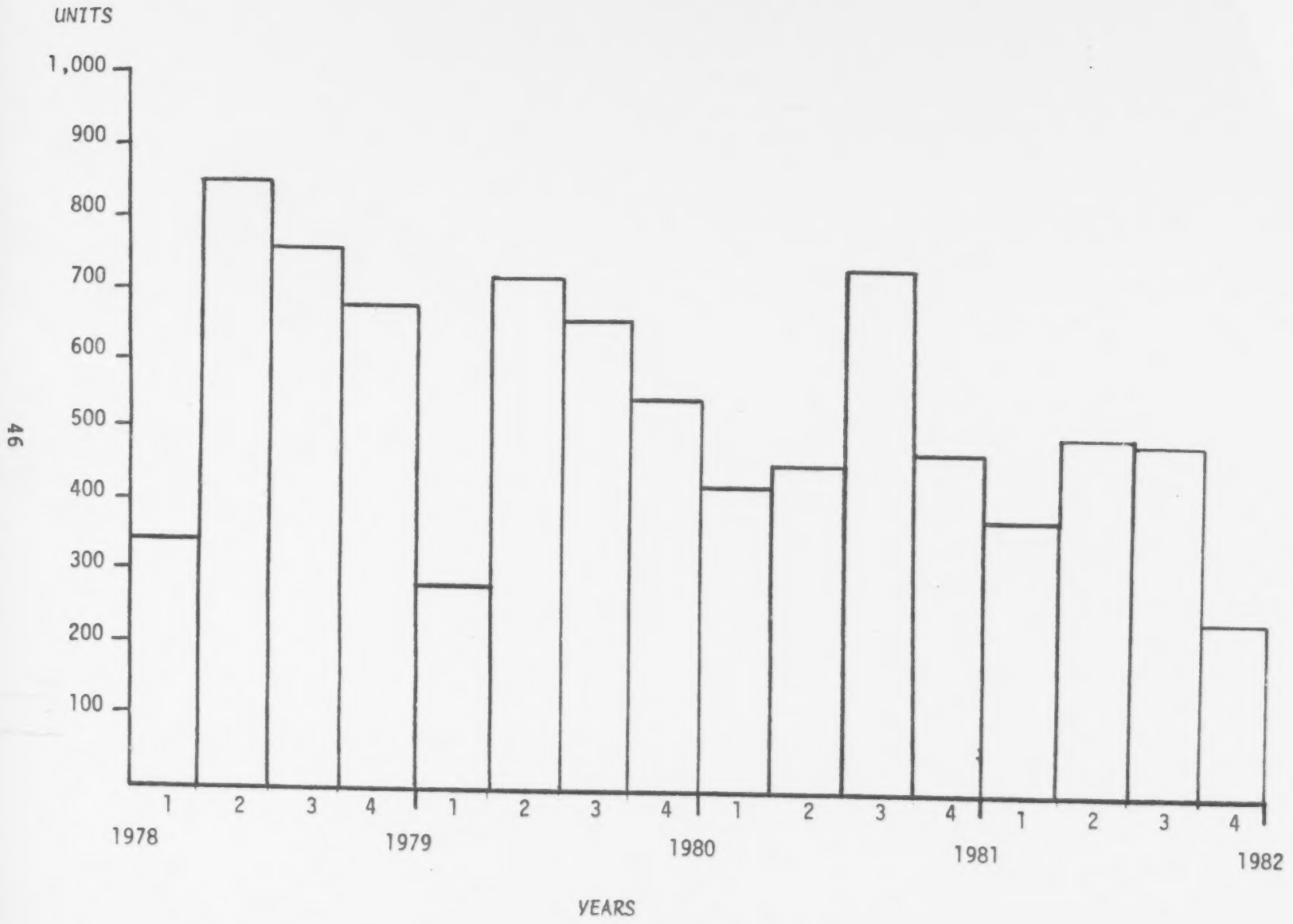
CHART 9 A

NUMBER OF BEDROOMS IN NEW HOUSING UNITS

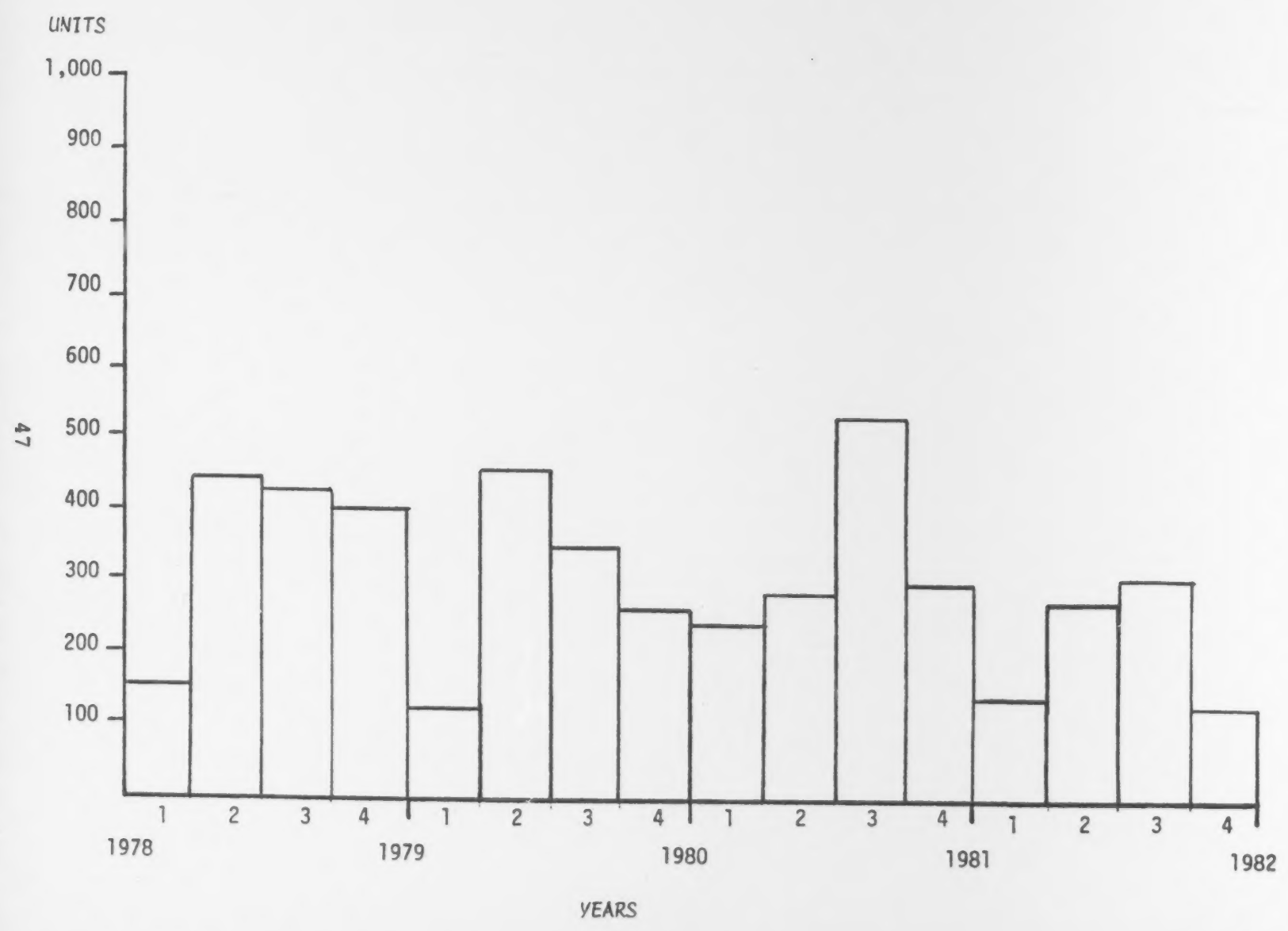
LOCALITY	NUMBER OF NEW UNITS BY BEDROOMS PER UNIT															
	4th QUARTER 1980								1980 TOTAL							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Wilmington	0	0	0	0	17	0	1	0	0	0	8	0	38	0	41	0
Newark	0	0	0	0	2	0	1	0	0	0	0	0	0	0	1	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0
Bellefonte	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0
NEW CASTLE COUNTY																
BALANCE	0	0	34	0	175	0	55	0	4	0	309	23	736	129	191	0
NEW CASTLE COUNTY TOTAL	0	0	34	0	194	0	57	0	4	0	317	23	782	129	233	0
Dover	0	0	2	0	3	0	0	0	0	0	2	0	10	0	0	0
Smyrna	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	7	1	0	0	0
Harrington	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0
Camden	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0
KENT COUNTY																
BALANCE	2	0	2	0	34	0	1	0	2	0	17	0	128	0	25	0
KENT COUNTY TOTAL	2	0	4	0	37	0	1	0	2	4	20	7	141	0	25	0
Bethany	0	0	0	0	13	0	0	0	0	0	1	0	20	0	0	0
Laurel	0	0	0	0	3	0	0	0	0	0	0	0	8	0	0	0
Lewes	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Milford (S)	0	0	0	0	0	0	0	0	0	0	1	0	3	0	0	0
Rehoboth	0	0	1	0	4	0	0	0	0	0	1	0	4	0	3	0
Seaford	0	0	1	0	0	0	0	0	0	2	1	0	9	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	24	1	8	0	0
Millsboro	0	0	0	0	0	0	0	0	0	6	0	16	0	16	0	2
Georgetown	0	0	0	0	0	0	0	0	0	24	0	24	3	28	0	0
SUSSEX COUNTY																
BALANCE	0	0	26	0	81	0	8	0	6	0	95	0	837	0	26	0
SUSSEX COUNTY TOTAL	0	0	28	0	102	0	11	0	6	30	99	64	887	52	29	12
STATE TOTAL	2	0	66	0	333	0	19	0	12	34	436	94	1,310	181	287	12

APPENDIX B
GRAPHS OF SINGLE FAMILY
HOUSING PRODUCTION
1978 - 1981
(BY QUARTER)

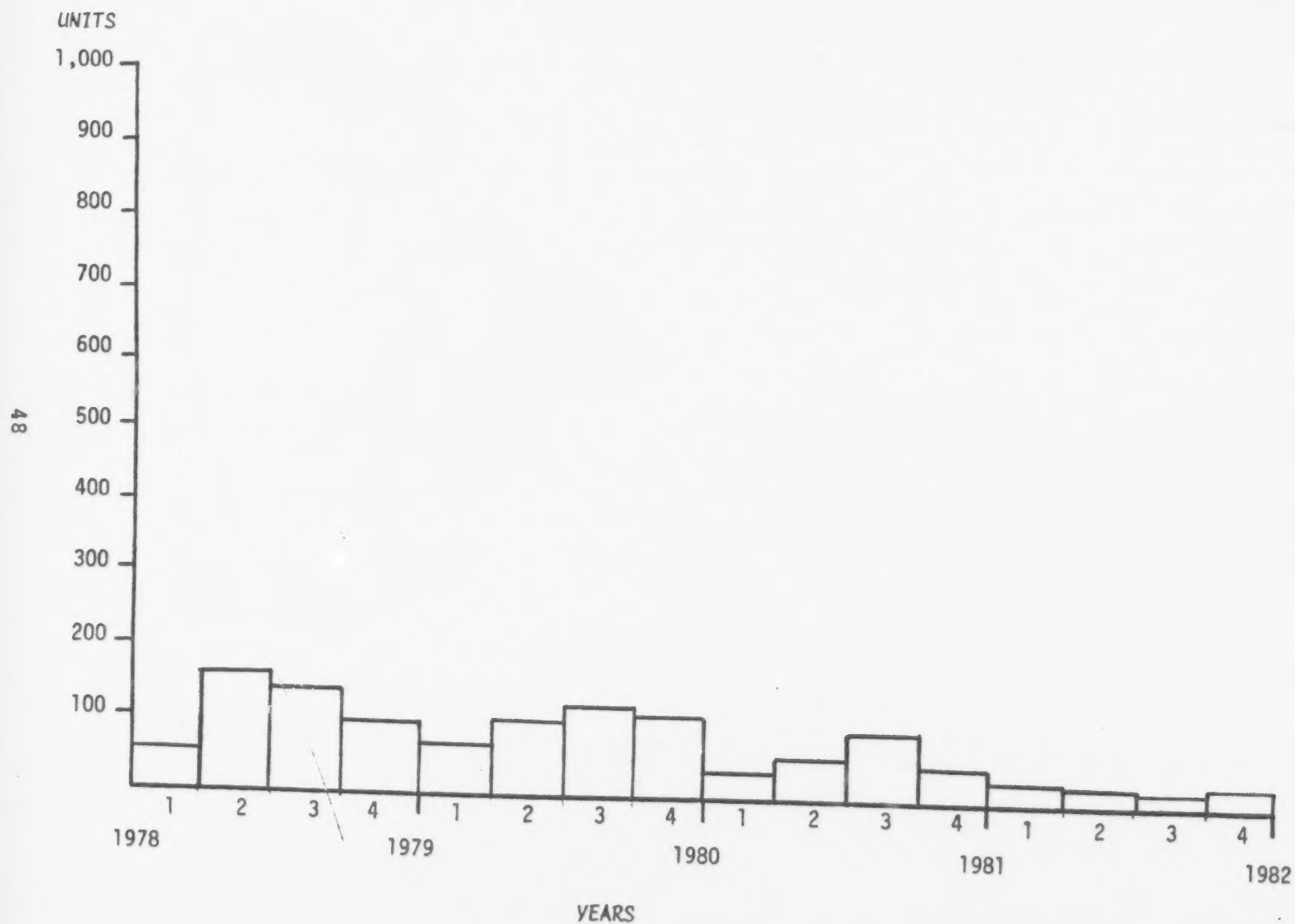
SINGLE FAMILY
HOUSING PRODUCTION
STATEWIDE
BY QUARTER



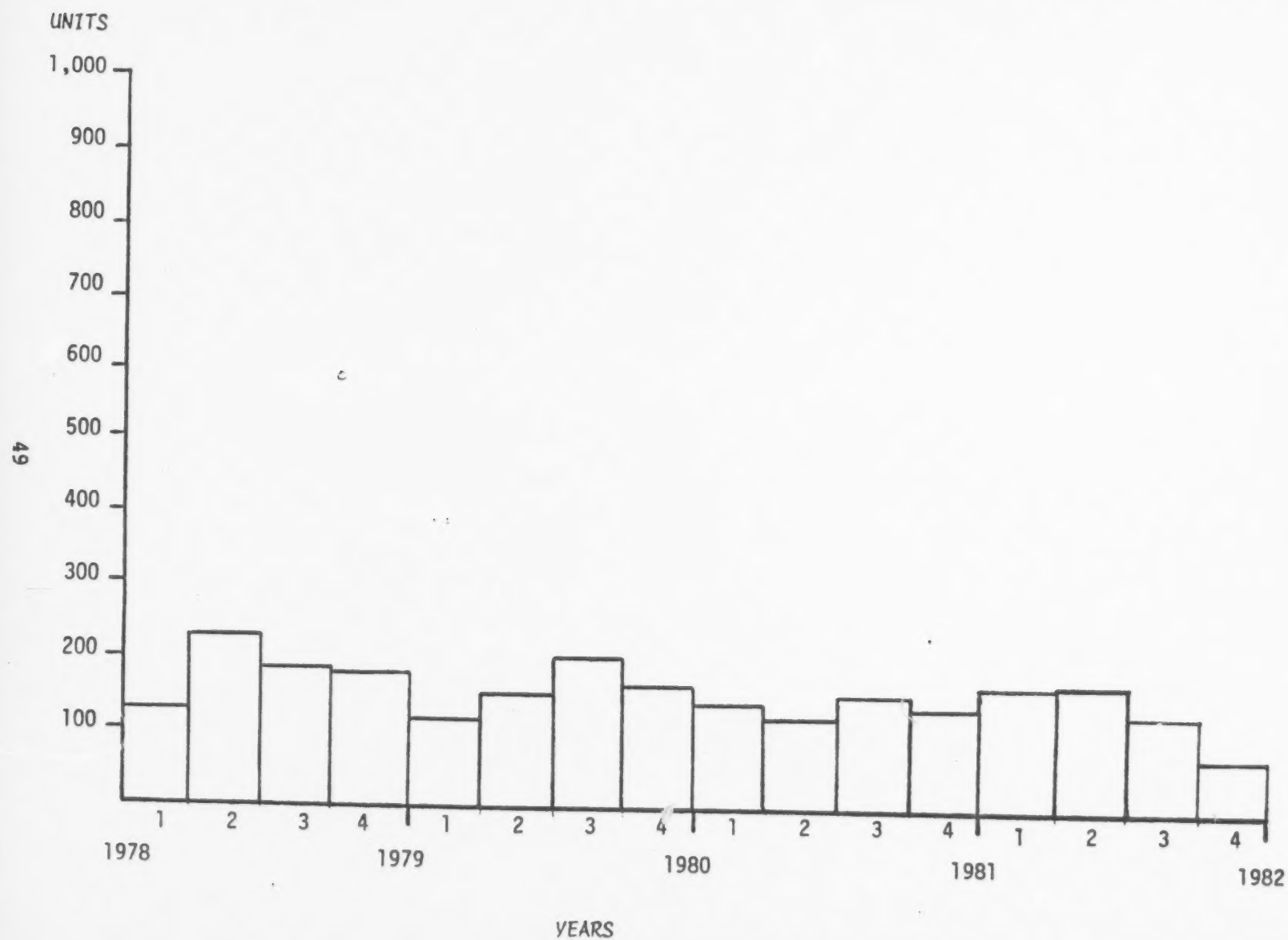
SINGLE FAMILY
HOUSING PRODUCTION
NEW CASTLE COUNTY
BY QUARTER



SINGLE FAMILY
HOUSING PRODUCTION
KENT COUNTY
BY QUARTER

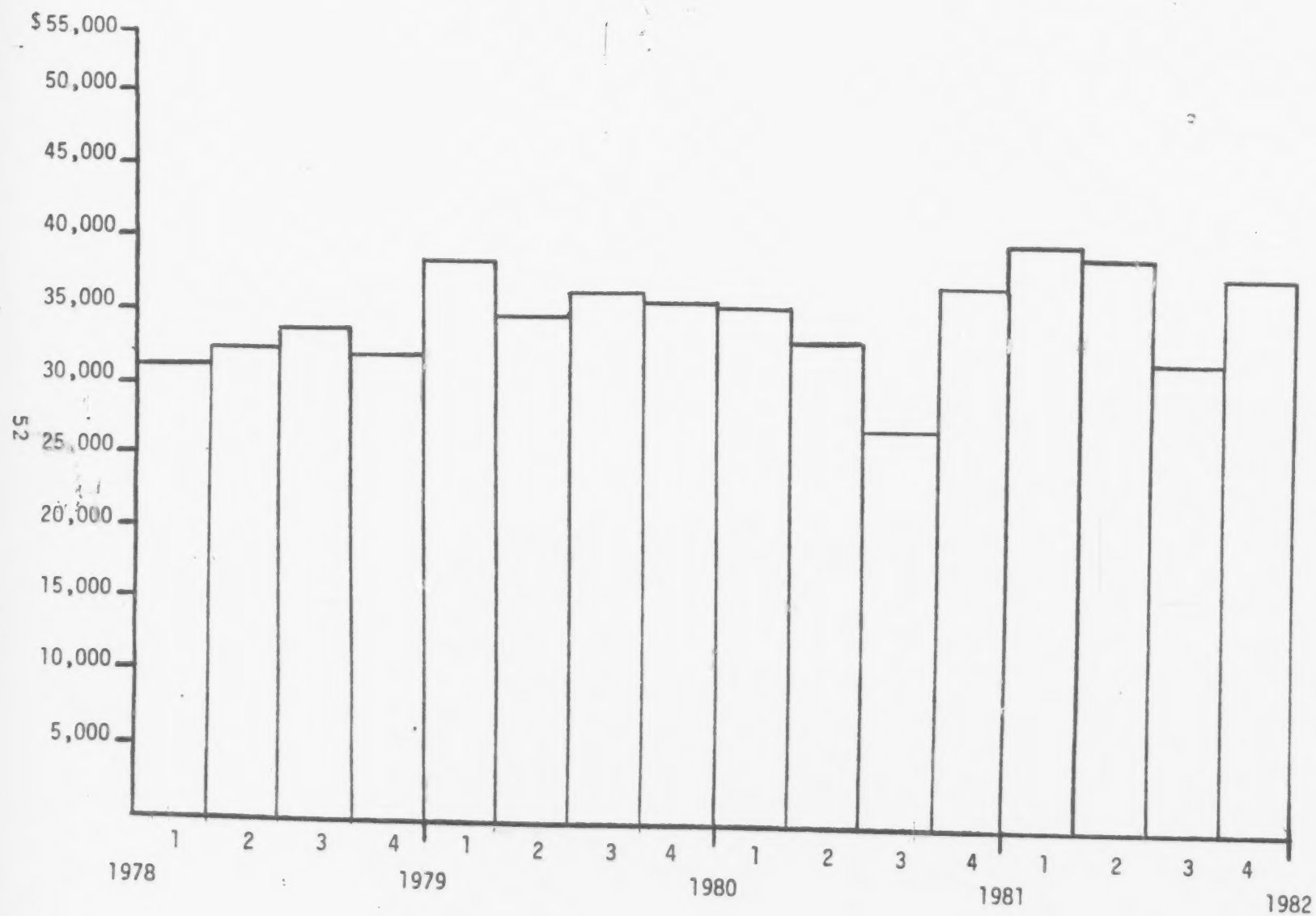


SINGLE FAMILY
HOUSING PRODUCTION
SUSSEX COUNTY
BY QUARTER

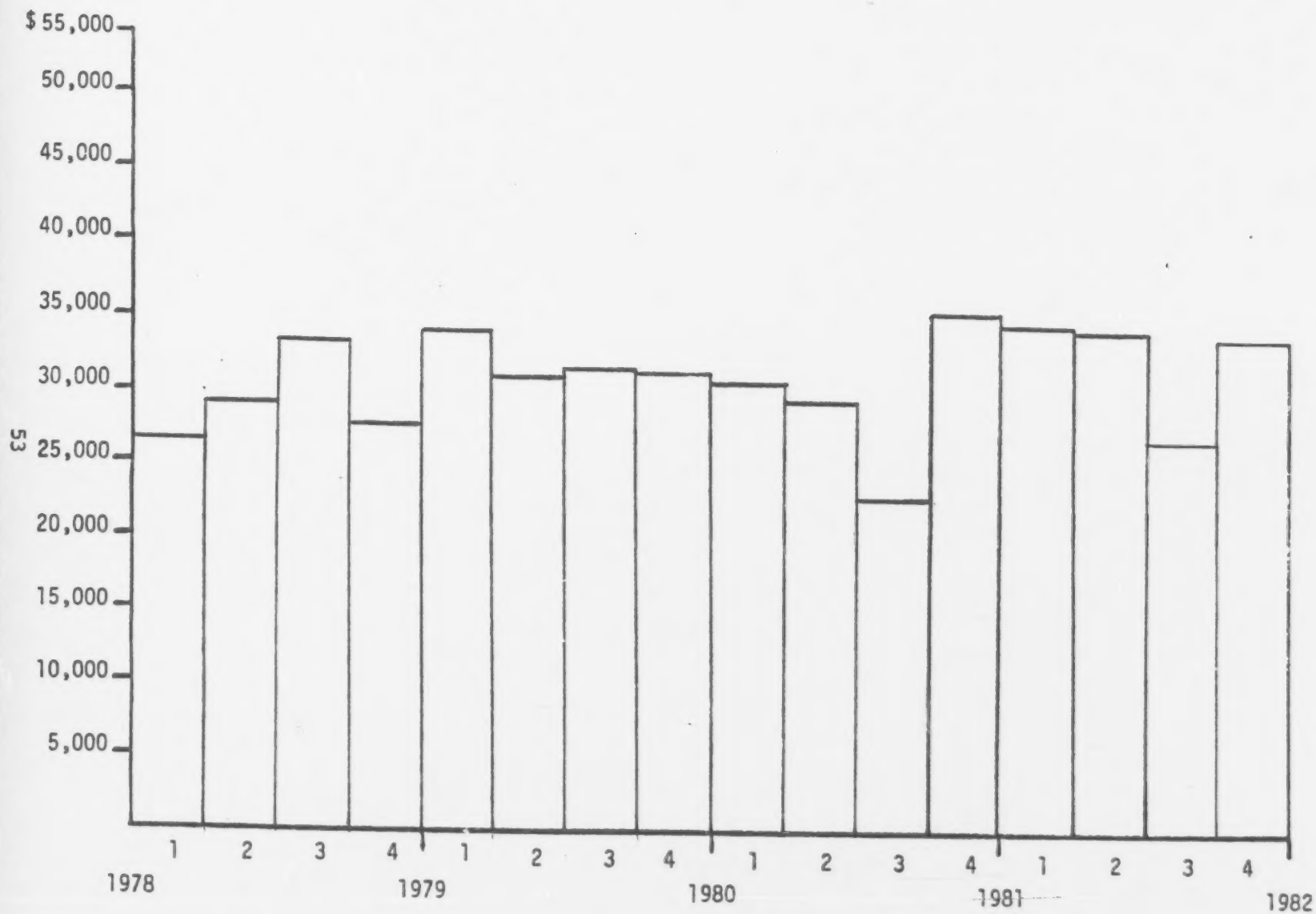


APPENDIX C
AVERAGE BUILDER'S COST
OF A SINGLE FAMILY HOME
1978 - 1981
(BY QUARTER)

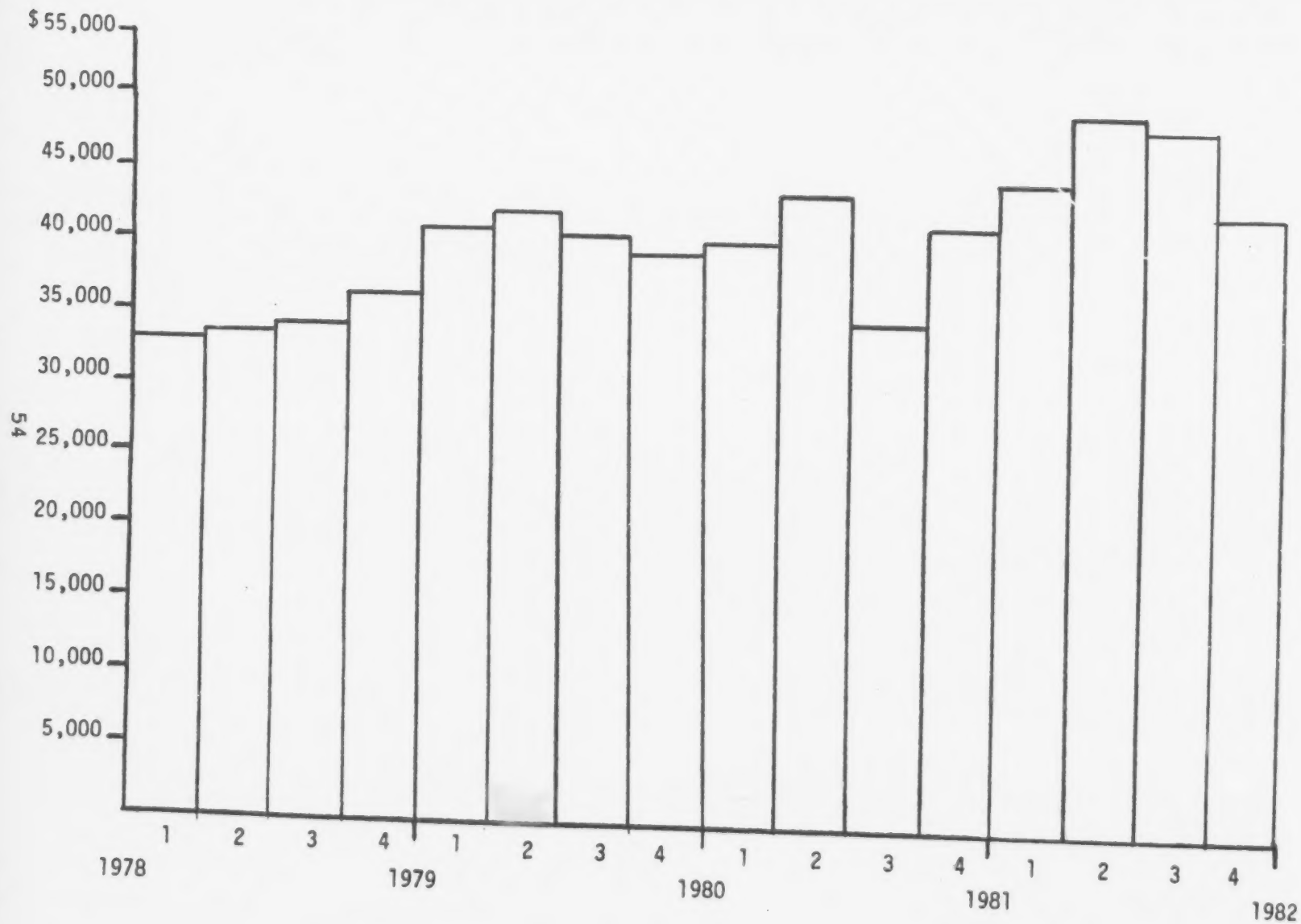
AVERAGE BUILDER'S COST FOR A
SINGLE FAMILY HOME
STATEWIDE
BY QUARTER



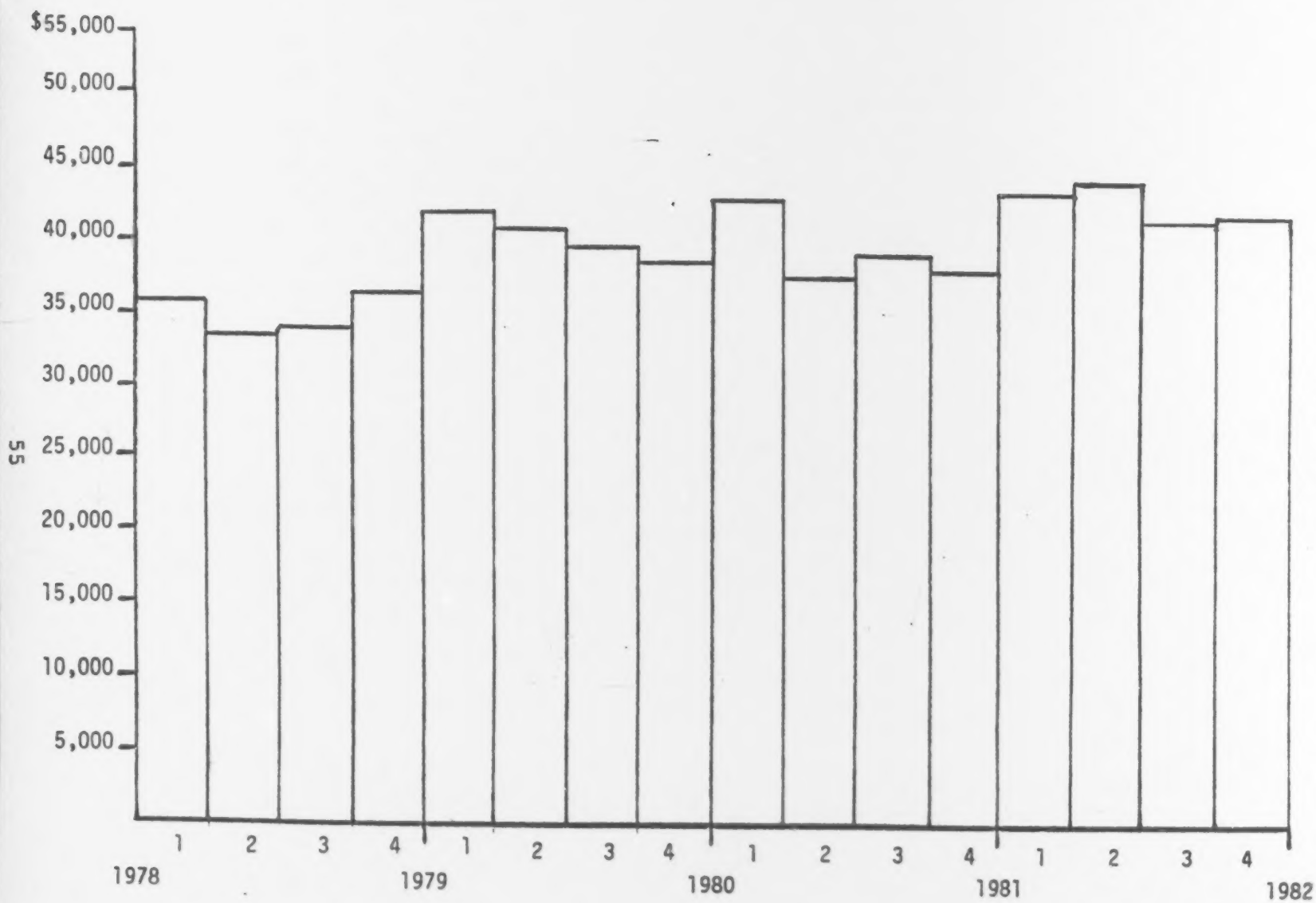
AVERAGE BUILDER'S COST FOR A
SINGLE FAMILY HOME
NEW CASTLE COUNTY
BY QUARTER



AVERAGE BUILDER'S COST FOR A
SINGLE FAMILY HOME
KENT COUNTY
BY QUARTER



AVERAGE BUILDER'S COST FOR A
SINGLE FAMILY HOME
SUSSEX COUNTY
BY QUARTER



The cooperation of local building permit
offices in supplying data for this report
is gratefully acknowledged.

QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE

FIRST QUARTER, 1982

BY

Gail Brown
Housing Specialist
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18 The Green
Dover, Delaware 19901

April, 1982

F O R E W O R D

As anticipated, housing production in Delaware during 1982 got off to a terrible start with a production total of only 438 units in the first quarter. Of that amount, only 258 units comprise on-site construction. The quarter's total production was 24% below the 1981 fourth quarter which was a continuation of a year-long downward trend.

This issue's unit profile indicates that the mid-size unit, between 1,000 and 1,500 square feet, was again the most popular and that electric heating far outweighed other alternatives.

The newly appointed Secretary of the Department of Community Affairs, Owen F. Peagler, provided the feature article for this issue on the Department's new Community Development Block Grant Program being administered by the Division of Housing at the direction of Governor duPont. The program holds much promise in this period of meager financial resources of helping to achieve the State's goal of eliminating slums and blight.

Robert S. Moyer

ROBERT S. MOYER
State Director of Housing

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INTRODUCTION

This report presents housing activity in Delaware for the first quarter of 1982. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions. This issue's feature article is by Owen Peagler, newly appointed Secretary of the State Department of Community Affairs. He sets forth the foundation and current activities of the new State Community Development Block Grant program administered by the Division of Housing within the Department.

The information herein relates only to new housing units intended for occupancy on a housekeeping basis. Excluded are hotels, motels and other group residential structures. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of the Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. An exception is the Town of Milford which straddles the borders for Kent and Sussex counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Unit - defined for the purposes of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate, year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Single Family Unit - one-family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one-family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented.)

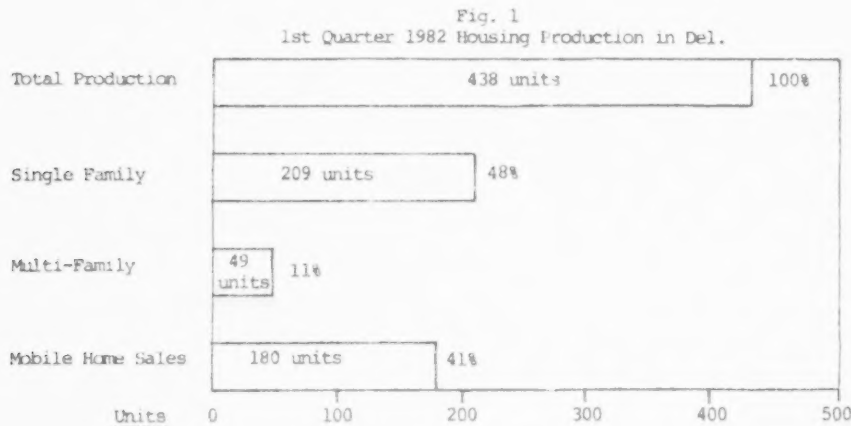
Chart 4 is based on the number of new mobile homes sold and titled for use in Delaware. Those homes labeled sectional, modular or "prefab" are counted as on-site construction.

Chart 8 presents enumeration of substantial rehabilitation as taken from building permits. Additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

HOUSING PRODUCTION FIRST QUARTER, 1982

Delaware's total housing production picture fell to a new low ebb with only 438 units produced during the first quarter of 1982. This drop-off of housing production represents a 24% reduction from the 579 units produced in the last three months of 1981.

The composition of total housing production during January, February and March 1982, is:



On-site activity in Delaware's most populated County, New Castle, totalled a mere 68 units this quarter, 62% less than the 178 units recorded last quarter and 75% down from 1981 first quarter activity. No multi-family starts were recorded this quarter as compared to 48 last quarter and 122 this time last year. Sixty-three of the 68 single family units represent continued construction in already established subdivision developments in that county.

Kent County's on-site activity this quarter totalled just 21 units, 10 units less than the fourth quarter of 1981 and 45% lower than the 38 units produced in the first three months last year. No multi-family activity occurred this quarter in Kent County as has been the story for the past 18 months. Of the 21 single family units, 7 were specifically slated for Dover in developments of Bicentennial Village and Retreat II. The remaining 14 homes started this quarter will be built in unincorporated county areas.

Of the 258 on-site housing units produced this quarter, 79% of those homes (169) will be built in Sussex County. While production there just slightly increased from the 147 units tabulated for last quarter, this quarter starts are 42% down from the 293 reported this time last year. Single family starts accounted for 120 units with 49 multi-family units designed for condominium construction in the City of Rehoboth and unincorporated areas of the county.

CONSTRUCTION COSTS

TOTAL COSTS

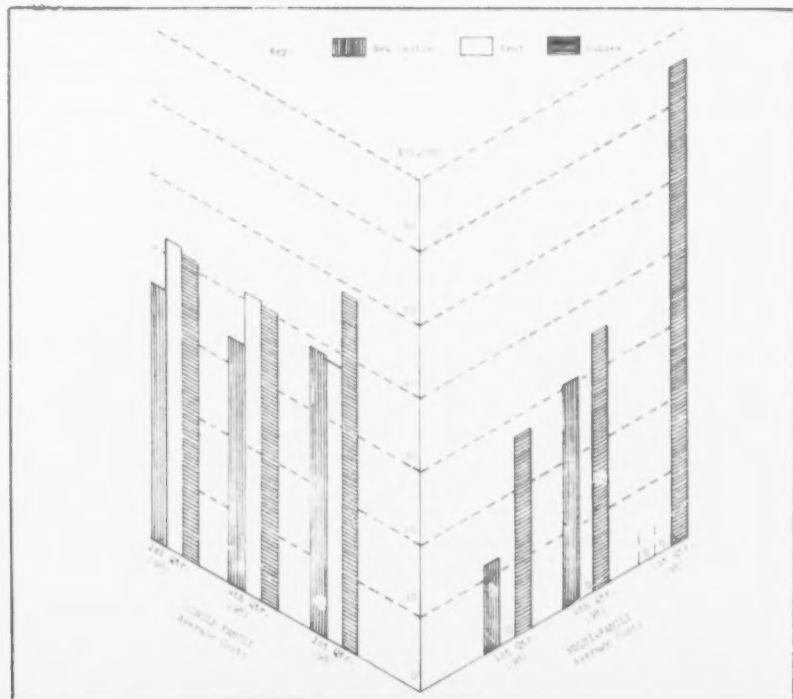
The 258 units of on-site residential housing activity produced during the first three months of 1982 generated a total construction cost in Delaware of \$12,473,967, just three percent lower than total housing construction cost incurred last quarter which recorded production of 98 more units. Statewide single family total cost for the 209 units this quarter amounted to \$9,249,967. Total multi-family costs for the 49 condominium units this quarter was \$3,224,000.

Housing construction costs totalled \$2,636,570 for the 68 single-family units produced in New Castle County this quarter, and Kent County's 21 housing units are permit-valued at a total cost of \$801,000. Although on-site housing activity increased in Sussex County by only 13% from the fourth quarter, 1981, total construction costs for the 169 units this quarter amounted to \$9,036,397, 58% higher than last quarter's total construction cost. This same time a year ago, total residential construction created in Sussex County was \$10,943,361 for 293 new housing units. (Refer to Charts 2A, 2B and 2C for further data on total housing construction costs in Delaware during the first quarter, 1982.)

AVERAGE COSTS

Statewide average construction costs for a new housing unit in Delaware during the first quarter, 1982 reached an all-time high of \$48,349 per unit. The average costs of the 209 single-family housing starts was calculated at \$44,258 per unit, with the 49 multi-family housing starts averaging \$65,796 per unit. The swell of per-unit housing costs this quarter represents a 33% increase over the \$36,265 average construction cost recorded for the fourth quarter last year and a 49% increase over the \$32,424 average costs this time a year ago. Figure 2 below illustrates average housing costs per county this quarter, as compared to last quarter's and the first quarter of 1981 for both single and multi-family housing.

Fig. 2
Average Construction Costs



Average single-family housing costs per unit in New Castle County this quarter (\$38,773) increased 15% over last quarter's figure of \$33,764 but is only 12% greater than the \$34,621 recorded this time last year.

For the first time in 18 months, Kent County's average housing construction costs fell below the \$40,000 per unit level. This quarter's \$38,143 is for single-family activity only and is down 13% from the \$43,817 per unit tabulated for the comparable quarter of 1981 and 10% lower than the \$42,229 recorded for the last three months of 1981.

Sussex County recorded an all-time high per-unit cost for both single and multi-family. The \$48,437 single family per-unit average cost this quarter is 16% greater than the \$41,802 recorded last quarter and 12% more than the \$43,212 recorded this time last year. Multi-family average cost for Sussex County this quarter surpassed last quarter's level of \$35,614 by 85% and well exceeded last year's \$28,631 by 130%.

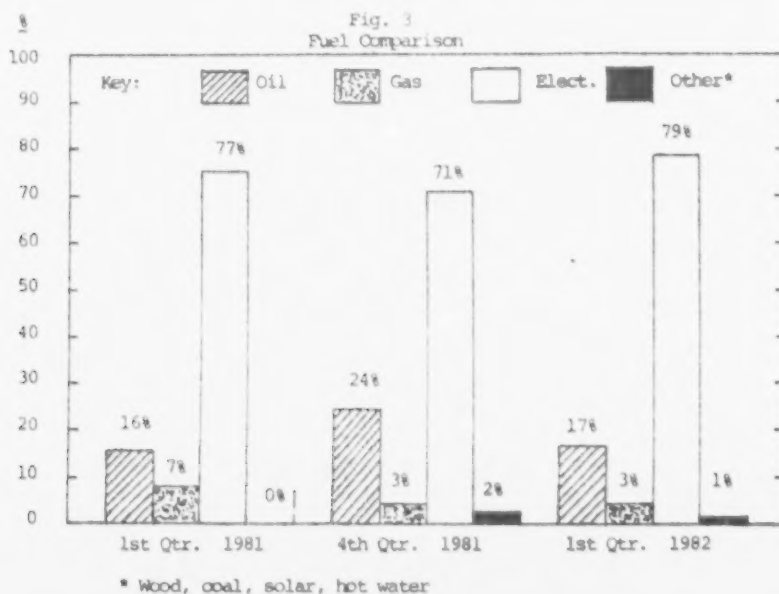
UNIT PROFILE

Housing data charts 5, 6 and 7 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living space requirements and the type of heat selected per unit.

Of the 258 new housing units for which construction started during the first three months of 1982, 25% were designed with two bedrooms, 54% for three bedrooms, 15% for four or more bedrooms, and only 6% for one bedroom use. The majority of the 49 condominium units this quarter were designed for two-bedroom occupancy.

Popularity again was demonstrated for the mid-sized unit (between 1,000 and 1,500 square feet) this quarter. Comprising 57% of the new housing starts. The larger unit (over 1,500 square feet) accounted for 32% of the 258 units, and 11% were scaled under 1,000 square feet in size.

The distribution of heating sources for total on-site residential construction this quarter, as compared to last quarter and the comparable of 1981 is shown in Fig. 3 below.



Electric heat remained the most popular heat source for new residential construction this quarter and in nearly all instances electric heat was being supplied by heat pumps. Installation of other types of heat, i.e. solar, wood, water, dropped by one percent from the previous quarter, but this time last year the number of units with other types of heating sources were so few, the percentage was less than one.

In summary, the typical new housing unit remains a mid-size home with three bedrooms and heated by electric heat pumps.

MOBILE HOME ACTIVITY

New mobile home titles issued during January, February and March this year totalled 180, 43 sales less than last quarter but two sales more than those recorded for the first three months of 1981. These 180 sales this quarter comprise 41% of the State's total housing production and nearly matches the 209 single family on-site residential housing starts.

For the first time in years, mobile home sales in Kent County represented the largest portion of total sales this quarter, with eighty-seven sales accounting for 48% of the total. Sales were down in Kent County by just six units from last quarter but 28% up from the 68 sales recorded this time last year.

New mobile home sales in New Castle County picked up this quarter by an additional seven units and is 13 units more than the 22 sales recorded during the first three months of 1981.

Mobile home activity in Sussex County this quarter, 58 sales, dropped 43% from 102 sales last quarter and is also 34% lower than the 88 mobile home sales this time last year.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 289 units at a total cost of \$3,038,890 averaging \$10,515 per unit. The 289 units being repaired or expanded this quarter represent an increase of only three units from last quarter but total costs are \$321,573 higher overall.

This time last year, 188 units were being rehabilitated, and the 54% increase in the number of units being repaired or expanded during the first three months this year could be an indication that families are improving or enlarging their existing home rather than building a new one.

Noteworthy this quarter is the extensive rehab effort of the former West Moreland 80-unit apartment complex on Lancaster Avenue in Wilmington. The development will be comprised of and three-bedroom units, heated electrically with heat pumps, and the owner hopes to begin occupancy in May of this year. The permit value for this job totalled \$800,000, or \$10,000 per unit.

HOUSING DEMOLITIONS

Demolitions of housing units totalled 43 in the first quarter of 1982, 10 units less than 53 recorded for the fourth quarter last year, but just four units down from the 47 demolitions recorded this time a year ago.

The majority of the unit removals this quarter, 21, occurred in New Castle County in the City of Wilmington and unincorporated county areas. Kent County recorded 14 unit demolitions with Sussex County eliminating eight housing units.

FEDERAL HOUSING ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for new single family homes in Delaware were extended to 24 units during the first three months of 1982, a near four-fold increase from the five units recorded last quarter, but only about one-half of the 46 units noted for the first quarter last year. The majority of the federal assistance was provided by the Farmers Home Administration with 14 loans, nine of which were made in Kent County.

The Federal Housing Administration advises that their office insured just two loans for new construction this quarter, both under the Federal Section 235 program. One unit is in Kent County and one in Sussex County.

Guaranteed loans from the Veterans Administration totalled eight this first quarter of 1982, all of which were made to units in Kent County.

NATIONAL HOUSING PICTURE

Unlike Delaware's steady decline in housing starts, the U.S. Department of Commerce reports that for the first three months in 1982 national housing starts rose to a seasonally adjusted annual rate of 947,000 units from a revised 924,000 in February and revised 895,000 units in January of this year. "Although the pace of housing activity has picked up each month since last October, starts haven't reached an annual rate of one million units since last July, and the March figure was 28% below the year-earlier rate of 1,318,000 units," reports the Wall Street Journal.

QUARTERLY FEATURE

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

OF THE

STATE OF DELAWARE

By: Owen F. Peagler
Secretary
Department of Community Affairs
State of Delaware

Delaware is in the forefront of a new Federalism initiative by the national Administration in transferring former Federal categorical grants to the states in the form of block grants. When Governor duPont informed the Federal government last November that Delaware would accept a Community Development Block Grant for small cities for fiscal 1982, the Department of Community Affairs responded quickly. Through its Division of Housing, it requested and received from HUD technical assistance planning money to get the program underway in Delaware.

Proposals received by the April 30 deadline from eligible communities in Kent and Sussex Counties totalled 24 with 14 of them submitted from Sussex and 10 from Kent County. The requests aggregated \$5.1 million for the \$1.5 million available for fiscal 1982.

The proposals are in competition with each other for the available funds and are currently undergoing a six to eight week comprehensive review process described later in this article. The steps that have been taken detailed below constitute a major new program for the Division of Housing which promises to be of great significance in meeting the State's goal of eliminating slums and blight as well as their future formation.

The Congress of the United States, through the enactment of the "Housing and Community Development Act of 1974," as amended through the Housing and Community Development Amendments of 1981, P.L. 97-35, has authorized that federal funds be allocated among

the States to support community development activities in "non-entitlement areas." "Non-entitlement areas" in Delaware are Kent and Sussex Counties and the forty-four (44) municipalities located in those counties.

Governor Pierre S. du Pont has delegated responsibility for administering this program to the Department of Community Affairs, Division of Housing. He has also submitted assurances and certifications to the Federal Department of Housing and Urban Development that the State of Delaware will:

1. engage in planning for community development activities in non-entitlement areas;
2. provide technical assistance to units of local government in connection with community development programs; and
3. provide, out of State resources, funds for community development activities in an amount that is at least ten (10) percent of the amounts allocated by HUD for the CDBG Program.

The Division of Housing has been informed that the amount of funds allocated to Delaware for this program in Federal fiscal year 1982 is expected to be \$1.587 million. This figure is subject to change and will not be finalized until an actual grant award has been received from HUD. An amount not to exceed two (2) percent of the funds awarded will be deducted by the State Division of Housing to pay for some of the administrative expenses incurred in carrying out its responsibilities for this program. The remainder of funds will be distributed to eligible applicants

in accordance with the Policies and Procedures statement for the program.

The objectives of this program are as follows:

1. to expand housing opportunities and housing choices for low- and moderate-income persons in Delaware;
2. to protect the public health and welfare of Delaware citizens, especially of low- and moderate-income persons by:
 - a. preventing or eliminating slums or neighborhood blight; and
 - b. correcting serious deficiencies in public facilities;
3. to provide increased economic opportunities for low- and moderate-income persons by supporting community development activities which cannot be met through other public or private financial resources.

The range of community development activities that may be undertaken by eligible applicants includes:

1. acquisition of real property;
2. clearance, demolition and removal of structures;
3. disposition of real property;
4. rehabilitation for use as housing for low- and moderate-income families and individuals;
5. grants, loan guarantees and financing or rehabilitation of residential property in designated target areas;
6. code enforcement in designated target areas;

7. community facilities improvements such as senior centers and recreational facilities;
8. Construction and repair of utilities which principally serve residents of a designated target area;
9. emergency assistance for public works and/or utilities when such assistance is needed to correct a serious deficiency which poses an imminent threat to the public health and safety;
10. payment as matching funds required in another State or federal program;
11. removal of architectural barriers; and
12. planning, design, and administration of the Program;

In planning for the State to assume administration of the CDBG Program, the Division of Housing has not only consulted with local elected officials and their staff from among units of general local government located in Kent and Sussex Counties, but the Division has also furnished citizens with information concerning the program and given the affected citizens an opportunity to examine the State's draft CDBG statements and make comment on them. The Division of Housing has also notified State elected officials and State Government department secretaries about this program. This consultation and citizen participation has included the following activities:

1. The Director of the Division of Housing and his staff formally announced that the State would be assuming the administrative responsibility for this program and generally explained the program's basic objectives at

a meeting of the Delaware League of Local Governments and at a meeting of the Sussex County Association of Towns.

2. A two-day Forum on the Design and Implementation of State Block Grant Programs, jointly sponsored by the U.S. Department of Housing and Urban Development was held in Dover on February 8-9, 1982. Governmental officials and staff from all the municipalities in Kent and Sussex Counties, as well as the counties themselves, were invited to this forum.
3. Based on the discussions held with local officials and their staff, the Division of Housing developed a draft statement of CDBG Policies and Procedures, an application form and a "proposed" general statement about the program. Copies of these statements were distributed to all eligible local and county governments for review and comment, and so that local citizens would have them available for review in their own place of residence. Copies of these statements were also made available to the public at the Division of Housing's office in Dover.
4. Members of the Delaware Council on Housing, which serves as a citizen advisory committee to the Division of Housing, have also been participating in the planning for this program and will continue to review the progress of the program as it is implemented.
5. State elected officials were notified about the Program

and State department secretaries were invited to assign a specific staff person to serve as a "contact" for coordinating the program with other state activities.

6. A Notification of Public Hearing on the State CDBG Program was then published in the major newspapers in the State. This Public Hearing was held in the State Senate Chambers, Legislative Hall, in Dover, on Monday, March 15, 1982 at 7:30 p.m. Both oral and written comments concerning the State CDBG Program were received and recorded at this hearing. Written comments were also allowed up to 4:30 p.m. on March 22, 1982.

Based on the testimony received at the public hearing and other written correspondence, the Division of Housing revised its CDBG Policies and Procedures statement. This revised CDBG Policies and Procedures statement, together with an application and a Final Statement and Certifications, was sent to all the towns and counties eligible to make application for the CDBG funds.

Residents of Kent and Sussex Counties were given the opportunity to review this Final Statement and the Policies and Procedures Statement at the County government offices in Dover and Georgetown, as well as at all municipal offices within these counties. A copy of these documents was also available to the public at the Division of Housing's Dover office at 18 The Green. A public notice that these statements are available to the public at these locations was published in the State's major newspapers.

A five-member proposal review team has been established to review, rate and select proposals for funding this first year. The review team members have expertise in the fields of planning and design, cost estimating, new and rehabilitation construction techniques and standards.

The selection system places proposals in competition, and they will be scored on the basis of points awarded in four general areas:

1. need factors;
2. program design factors;
3. benefit to low-and moderate-income families and persons;and
4. a housing performance and equal opportunities evaluation.

Funds will be allocated to the extent available for proposals having highest total scoring among all applicants.

Because this year's funds will not be available until July, the Division will begin accepting, reviewing and rating applications for Fiscal year 1983 community development block grant dollars soon after July 1. Acceptable proposals not funded this first year can be resubmitted for consideration for Fiscal 1983 funding, which the Division anticipates will be at approximately the same \$1.5 million level.

#####

APPENDIX A

HOUSING DATA CHARTS

1 - 9

1981

1982

LOCATION	STRUCTURE	1981				1981 Total	1982	
		1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.		1st Qtr.	Total
Bellefonte	Sngl.-fam.	0	0	1	0	1	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	1	0	1	0	0
Elsmere	Sngl.-fam.	0	0	0	0	0	1	1
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	1	1
New Castle	Sngl.-fam.	1	1	0	0	2	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	1	0	0	2	0	0
Newark	Sngl.-fam.	1	2	0	1	4	2	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	2	0	1	4	2	2
Wilmington	Sngl.-fam.	7	15	11	47	80	2	2
	Multi-fam.	0	0	0	48	48	0	0
	Total	7	15	11	95	128	2	2
N.C. Co. Balance	Sngl.-fam.	136	253	299	82	770	63	63
	Multi-fam.	122	0	0	0	122	0	0
	Total	258	253	299	82	892	63	63
N.C. Co. Total	Sngl.-fam.	145	271	311	130	857	68	68
	Multi-fam.	122	0	0	48	170	0	0
	Total	267	271	311	178	1,027	68	68

CHART 1-A: ON-SITE PERMITS ISSUED
NEW CASTLE COUNTY

1981

1982

LOCATION	STRUCTURE	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1981 Total	1st Qtr.	Total
Camden	Sngl.-fam.	0	0	0	-	0	-	-
	Multi-fam.	0	0	0	-	0	-	-
	Total	0	0	0	-	0	-	-
Dover	Sngl.-fam.	9	4	2	6	21	7	7
	Multi-fam.	0	0	0	0	0	0	0
	Total	9	4	2	6	21	7	7
Harrington	Sngl.-fam.	1	0	0	0	1	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	0	0	0	1	0	0
Milford	Sngl.-fam.	1	1	0	0	2	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	1	0	0	2	0	0
Smyrna	Sngl.-fam.	0	1	1	0	2	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	1	1	0	2	0	0
Kent County Balance	Sngl.-fam.	27	29	26	25	107	14	14
	Multi-fam.	0	0	0	0	0	0	0
	Total	27	29	26	25	107	14	14
Kent County Total	Sngl.-fam.	38	35	29	31	133	21	21
	Multi-fam.	0	0	0	0	0	0	0
	Total	38	35	29	31	133	21	21

CHART 1-B: ON-SITE PERMITS ISSUED
KENT COUNTY

1981

1982

LOCATION	STRUCTURE	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1981 Total	1st Qtr.	Total
Bethany	Sngl.-fam.	26	28	13	16	83	24	24
	Multi-fam.	35	0	18	11	64	0	0
	Total	61	28	31	27	147	24	24
Georgetown	Sngl. fam.	0	0	1	1	2	2	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	1	1	2	2	2
Laurel	Sngl.-fam.	2	2	3	1	8	0	0
	Multi-fam.	0	0	24	0	24	0	0
	Total	2	2	27	1	32	0	0
Lewes	Sngl.-fam.	1	2	1	7	11	1	1
	Multi-fam.	48	4	0	0	52	0	0
	Total	49	6	1	7	63	1	1
Milford	Sngl.-fam.	3	3	4	2	12	1	1
	Multi-fam.	0	0	0	0	0	0	0
	Total	3	3	4	2	12	1	1
Millsboro	Sngl.-fam.	0	1	1	0	2	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	1	1	0	2	0	0
Milton	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Rehoboth	Sngl.-fam.	6	4	2	0	12	8	8
	Multi-fam.	14	0	4	11	29	4	4
	Total	20	4	6	11	41	12	12
Seaford	Sngl.-fam.	1	3	5	1	10	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	3	5	1	10	0	0
Sussex Co. Balance	Sngl.-fam.	135	138	111	49	433	84	84
	Multi-fam.	22	43	28	48	141	45	45
	Total	157	181	139	97	574	129	129
Sussex Co. Total	Sngl.-fam.	174	181	141	77	573	120	120
	Multi-fam.	119	47	74	70	310	49	49
	Total	293	228	215	147	883	169	169
STATE TOTAL	Sngl.-fam.	357	487	481	238	1,563	209	209
	Multi-fam.	241	47	74	118	480	49	49
	Total	598	534	555	356	2,043	258	258

SUSSEX COUNTY

1981

1982

LOCATION	STRUCTURE	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1981 Total	1st Qtr.	Total
Bellefonte	Sngl.-fam.	0	0	17,000	0	17,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	17,000	0	17,000	0	0
Elsmere	Sngl.-fam.	0	0	0	0	0	12,000	12,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	12,000	12,000
New Castle	Sngl.-fam.	25,000	45,000	0	0	70,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	25,000	45,000	0	0	70,000	0	0
Newark	Sngl.-fam.	29,000	98,900	0	22,700	150,600	65,000	65,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	29,000	98,900	0	22,700	150,600	65,000	65,000
Wilmington	Sngl.-fam.	280,000	695,000	590,000	1,363,400	2,928,400	132,000	132,000
	Multi-fam.	0	0	0	1,500,000	1,500,000	0	0
	Total	280,000	695,000	590,000	2,863,400	4,428,400	132,000	132,000
N.C. Co. Balance	Sngl.-fam.	4,686,140	8,534,980	7,328,249	3,003,225	23,552,594	2,427,570	2,427,570
	Multi-fam.	1,599,000	0	0	0	1,599,000	0	0
	Total	6,285,140	8,534,980	7,328,249	3,003,225	25,151,594	2,427,570	2,427,570
N.C. Co. Total	Sngl.-fam.	5,020,140	9,373,880	7,935,249	4,389,325	26,718,594	2,636,570	2,636,570
	Multi-fam.	1,599,000	0	0	1,500,000	3,099,000	0	0
	Total	6,619,140	9,373,880	7,935,249	5,889,325	29,817,594	2,636,570	2,636,570

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

1981

1982

LOCATION	STRUCTURE	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1981 Total	1st Qtr.	Total
Camden	Sngl.-fam.	0	0	0	-	0	-	-
	Multi-fam.	0	0	0	-	0	-	-
	Total	0	0	0	-	0	-	-
Dover	Sngl.-fam.	368,000	236,000	170,000	231,000	1,005,000	279,200	279,200
	Multi-fam.	0	0	0	0	0	0	0
	Total	368,000	236,000	170,000	231,000	1,005,000	279,200	279,200
Harrington	Sngl.-fam.	28,000	0	0	0	28,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	28,000	0	0	0	28,000	0	0
Milford	Sngl.-fam.	45,000	31,000	0	0	76,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	45,000	31,000	0	0	76,000	0	0
Smyrna	Sngl.-fam.	0	45,000	37,000	0	82,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	45,000	37,000	0	82,000	0	0
Kent County Balance	Sngl.-fam.	1,224,050	1,396,984	1,207,836	1,078,100	4,906,970	521,800	521,800
	Multi-fam.	0	0	0	0	0	0	0
	Total	1,224,050	1,396,984	1,207,836	1,078,100	4,906,970	521,800	521,800
Kent County Total	Sngl.-fam.	1,665,050	1,708,984	1,414,836	1,309,100	6,097,970	801,000	801,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	1,665,050	1,708,984	1,414,836	1,309,100	6,097,970	801,000	801,000

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

KENT COUNTY

1981

1982

LOCATION	STRUCTURE	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1981 Total	1st Qtr.	Total
Bethany	Sngl.-fam.	1,541,390	746,928	683,156	719,113	3,690,587	1,166,636	1,166,636
	Multi-fam.	730,000	400,000	1,238,170	610,000	2,978,170	0	0
	Total	2,271,390	1,496,928	1,921,326	1,329,113	6,668,757	1,166,636	1,166,636
Georgetown	Sngl.-fam.	0	0	37,495	35,000	72,495	81,500	81,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	37,495	35,000	72,495	81,500	81,500
Laurel	Sngl.-fam.	65,500	67,000	101,430	33,500	267,430	0	0
	Multi-fam.	0	0	600,000	0	600,000	0	0
	Total	65,500	67,000	701,430	33,500	867,430	0	0
Lewes	Sngl.-fam.	38,000	96,000	40,000	467,000	641,000	40,000	40,000
	Multi-fam.	1,075,000	50,000	0	0	1,125,000	0	0
	Total	1,113,000	146,000	40,000	467,000	1,766,000	40,000	40,000
Milford	Sngl.-fam.	69,000	272,500	104,800	85,000	125,300	35,300	35,300
	Multi-fam.	0	0	0	0	0	0	0
	Total	69,000	272,500	104,800	85,000	125,300	35,300	35,300
Millsboro	Sngl.-fam.	0	80,000	31,000	0	111,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	80,000	31,000	0	111,000	0	0
Milton	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Rehoboth	Sngl.-fam.	357,050	252,316	86,146	0	695,512	440,647	440,647
	Multi-fam.	330,000	0	216,000	583,000	1,129,000	142,600	142,600
	Total	687,050	252,316	302,146	583,000	1,824,512	583,247	583,247
Seaford	Sngl.-fam.	32,000	91,600	195,355	41,500	360,455	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	32,000	91,600	195,355	41,500	360,455	0	0
Sussex Co. Balance	Sngl.-fam.	5,855,621	6,165,128	4,553,928	1,845,678	18,420,355	4,048,314	4,048,314
	Multi-fam.	814,000	1,639,500	1,260,000	1,300,000	5,013,500	3,081,400	3,081,400
	Total	6,669,621	7,804,628	5,813,928	3,145,678	23,433,855	7,129,714	7,129,714
Sussex Co. Total	Sngl.-fam.	7,994,361	7,583,972	5,853,810	3,218,791	24,650,934	5,812,397	5,812,397
	Multi-fam.	2,949,000	2,089,500	3,314,710	2,493,000	10,846,210	3,224,000	3,224,000
	Total	10,943,361	9,673,472	9,168,520	5,711,791	35,497,144	9,036,397	9,036,397
STATE TOTAL	Sngl.-fam.	14,679,551	18,666,836	15,203,895	8,917,216	57,467,498	9,249,967	9,249,967
	Multi-fam.	4,548,000	2,089,500	3,314,710	3,993,000	13,945,210	3,224,000	3,224,000
	Total	19,227,551	20,756,336	18,518,605	12,910,216	71,412,708	12,473,967	12,473,967

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

1981

1982

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1981 TOTAL	1st QTR.	TOTAL
Bellefonte	Sngl.-fam.	0	0	17,000	0	17,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	17,000	0	17,000	0	0
Elsmere	Sngl.-fam.	0	0	0	0	0	12,000	12,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	12,000	12,000
New Castle	Sngl.-fam.	25,000	45,000	0	0	35,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	25,000	45,000	0	0	35,000	0	0
Newark	Sngl.-fam.	29,000	49,450	0	22,700	37,650	32,500	32,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	29,000	49,450	0	22,700	37,650	32,500	32,500
Wilmington	Sngl.-fam.	40,000	46,333	53,636	29,009	36,605	66,000	66,000
	Multi-fam.	0	0	0	31,250	31,250	0	0
	Total	40,000	46,333	53,636	30,141	34,597	66,000	66,000
N.C. Co. Balance	Sngl.-fam.	34,456	33,735	24,509	36,625	30,588	38,533	38,533
	Multi-fam.	13,106	0	0	0	13,107	0	0
	Total	24,361	33,735	24,509	36,625	28,197	38,533	38,533
N.C. Co. Total	Sngl.-fam.	34,621	34,589	25,515	33,764	31,177	38,773	38,773
	Multi-fam.	13,106	0	0	31,250	18,229	0	0
	Total	24,790	34,589	25,515	33,086	29,034	38,773	38,773

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

1981

1982

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1981 Total	1st Qtr.	Total
Camden	Sngl.-fam.	0	0	0	-	0	-	-
	Multi-fam.	0	0	0	-	0	-	-
	Total	0	0	0	-	0	-	-
Dover	Sngl.-fam.	40,888	59,000	85,000	38,500	47,857	39,886	39,886
	Multi-fam.	0	0	0	0	0	0	0
	Total	40,888	59,000	85,000	38,500	47,857	39,886	39,886
Harrington	Sngl.-fam.	28,000	0	0	0	28,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	28,000	0	0	0	28,000	0	0
Milford	Sngl.-fam.	45,000	31,000	0	0	38,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	45,000	31,000	0	0	38,000	0	0
Smyrna	Sngl.-fam.	0	45,000	37,000	0	41,000	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	45,000	37,000	0	41,000	0	0
Kent County Balance	Sngl.-fam.	45,335	48,171	46,455	43,124	45,860	37,271	37,271
	Multi-fam.	0	0	0	0	0	0	0
	Total	45,335	48,171	46,455	43,124	45,860	37,271	37,271
Kent County Total	Sngl.-fam.	43,817	48,828	48,787	42,229	45,849	38,143	38,143
	Multi-fam.	0	0	0	0	0	0	0
	Total	43,817	48,828	48,787	42,229	45,849	38,143	38,143

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

1981

1982

LOCATION	STRUCTURE	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1981 Total	1st Qtr.	Total
Bethany	Sngl.-fam.	43,659	39,312	52,550	44,945	44,465	48,610	48,610
	Multi-fam.	38,421	25,000	68,817	55,455	46,534	0	0
	Total	40,560	32,769	61,996	49,226	45,366	48,610	48,610
Georgetown	Sngl.-fam.	0	0	37,495	35,000	36,247	40,750	40,750
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	37,495	35,000	36,247	40,750	40,750
Laurel	Sngl.-fam.	32,750	33,500	33,810	33,500	33,429	0	0
	Multi-fam.	0	0	25,000	0	25,000	0	0
	Total	32,750	33,500	25,979	33,500	27,107	0	0
Lewes	Sngl.-fam.	38,000	48,000	40,000	66,714	58,273	40,000	40,000
	Multi-fam.	22,395	12,500	0	0	21,635	0	0
	Total	22,714	24,333	40,000	66,714	28,032	40,000	40,000
Milford	Sngl.-fam.	34,933	28,333	31,325	38,500	32,675	35,300	35,300
	Multi-fam.	0	0	0	0	0	0	0
	Total	34,933	28,333	31,325	38,500	32,675	35,300	35,300
Millsboro	Sngl.-fam.	0 ^k	80,000	31,000	0	55,500	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	80,000	31,000	0	55,500	0	0
Milton	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Rehoboth	Sngl.-fam.	59,508	63,079	43,073	0	57,959	55,080	55,080
	Multi-fam.	23,571	0	54,000	53,000	38,931	35,650	35,650
	Total	34,352	63,079	50,358	53,000	44,500	48,604	48,604
Seaford	Sngl.-fam.	32,000	30,533	39,071	41,500	36,045	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	32,000	30,533	39,071	41,500	36,045	0	0
Sussex Co. Balance	Sngl.-fam.	43,374	44,674	41,026	37,667	42,541	48,194	48,194
	Multi-fam.	37,000	38,127	45,000	27,083	35,557	68,476	68,476
	Total	42,481	43,119	41,827	32,430	40,826	55,269	55,269
Sussex Co. Total	Sngl.-fam.	43,215	44,092	41,516	41,802	43,021	48,437	48,437
	Multi-fam.	28,631	33,166	44,793	35,614	34,988	65,796	65,796
	Total	37,997	41,163	40,390	38,856	40,201	53,470	53,470
STATE TOTAL	Sngl.-fam.	39,890	39,051	31,609	37,467	36,767	44,258	44,258
	Multi-fam.	20,213	33,166	44,793	33,839	29,053	65,796	65,796
	Total	32,424	38,366	33,367	36,265	34,955	48,349	48,349

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

CHART 4:

MOBILE HOME SALES

	1981				1981	1982
<u>COUNTY</u>	<u>1st QTR</u>	<u>2nd QTR</u>	<u>3rd QTR</u>	<u>4th QTR</u>	<u>TOTAL</u>	<u>1st QTR</u>
New Castle	22	30	45	28	125	35
Kent	68	100	106	93	367	87
Sussex	88	145	119	102	454	58
STATE TOTAL	178	275	270	223	946	180

CHART 5A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCALITY	1st Quarter 1982								TOTAL 1982							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
<u>NEW CASTLE</u>																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	0	0	1	0	1	0	0	0	0	0	1	0	1	0
Wilmington	0	0	0	0	1	0	1	0	0	0	0	0	1	0	1	0
Co. Balance	1	0	8	0	29	0	25	0	1	0	8	0	29	0	25	0
Co. Total	1	0	9	0	31	0	27	0	1	0	9	0	31	0	27	0
<u>KENT</u>																
Camden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dover	0	0	1	0	0	0	6	0	0	0	1	0	0	0	6	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Smirna	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Co. Balance	1	0	3	0	9	0	1	0	1	0	3	0	9	0	1	0
Co. Total	1	0	4	0	9	0	7	0	1	0	4	0	9	0	7	0
<u>SUSSEX</u>																
Bethany	0	0	7	0	12	0	5	0	0	0	7	0	12	0	5	0
Georgetown	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0
Laurel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lewes	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0
Milford	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Millsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	0	0	0	8	4	0	0	0	0	0	0	8	4	0	0
Seaford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Co. Balance	0	14	11	29	75	2	0	0	0	14	11	29	75	2	0	0
Co. Total	0	14	21	29	94	6	5	0	0	14	21	29	94	6	5	0
STATE TOTAL	2	14	34	29	134	6	39	0	2	14	34	29	134	6	39	0

LOCALITY	1st Quarter 1981								TOTAL 1981							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
<u>NEW CASTLE</u>																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Newark	0	0	0	0	1	0	0	0	0	0	1	0	2	0	1	0
Wilmington	0	0	0	0	7	0	0	0	0	0	46	34	33	14	1	0
Co. Balance	0	0	7	59	95	63	34	0	1	0	208	59	404	63	157	0
Co. Total	0	0	7	59	104	63	34	0	1	0	255	93	442	77	159	0
<u>KENT</u>																
Camden	0	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-
Dover	0	0	0	0	9	0	0	0	0	0	2	0	15	0	4	0
Harrington	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Milford	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Smirna	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Co. Balance	0	0	3	0	21	0	3	0	1	1	10	0	82	0	13	0
Co. Total	0	0	3	0	32	0	3	0	1	1	12	0	102	0	17	0
<u>SUSSEX</u>																
Bethany	0	0	4	17	24	2	9	0	0	4	6	26	46	34	31	0
Georgetown	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Laurel	0	0	0	1	0	0	0	0	0	8	0	8	6	8	1	0
Lewes	0	0	8	41	0	0	0	0	0	0	9	45	7	0	3	0
Milford	0	0	0	0	3	0	0	0	0	0	3	0	9	0	1	0
Millsboro	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	6	1	5	4	3	1	0	0	6	3	20	8	3	2	0
Seaford	0	0	0	0	1	0	0	0	0	0	0	0	10	0	0	0
Co. Balance	2	2	29	12	89	6	14	2	8	3	101	87	267	43	51	12
Co. Total	2	8	42	75	121	11	24	2	8	21	122	186	357	88	89	12
STATE TOTAL	2	8	52	134	257	74	61	2	10	22	389	279	901	165	265	12

CHART 5B: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	1st QUARTER 1981			TOTAL 1981			1st QUARTER 1982			TOTAL 1982		
	under 1000	1000- 1500	over 1500	under 1000	1000- 1500	over 1500	under 1000	1000- 1500	over 1500	under 1000	1000- 1500	over 1500
NEW CASTLE												
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	1	0	0	1	0	0
New Castle	0	1	0	0	1	0	0	0	0	0	0	0
Newark	0	0	1	0	0	1	0	1	1	0	1	1
Wilmington	0	7	0	0	7	0	0	1	1	0	1	1
Co. Balance	125	63	70	125	63	70	1	11	51	1	11	51
Co. Total	125	71	71	125	71	71	2	13	53	2	13	53
KENT												
Camden	0	0	0	0	0	0	-	-	-	-	-	-
Dover	0	9	0	0	9	0	0	1	6	0	1	6
Harrington	0	1	0	0	1	0	0	0	0	0	0	0
Milford	0	1	0	0	1	0	0	0	0	0	0	0
Smyrna	0	0	0	0	0	0	0	0	0	0	0	0
Co. Balance	6	12	9	6	12	9	5	6	3	5	6	3
Co. Total	6	23	9	6	23	9	5	7	9	5	7	9
SUSSEX												
Bethany	21	30	5	21	30	5	0	20	4	0	20	4
Georgetown	0	0	0	0	0	0	0	2	0	0	2	0
Laurel	0	2	0	0	2	0	0	0	0	0	0	0
Lewes	8	40	1	8	40	1	1	0	0	1	0	0
Milford	0	3	0	0	3	0	0	1	0	0	1	0
Millsboro	0	0	0	0	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	12	8	0	12	8	0	8	4	0	8	4
Seaford	0	1	0	0	1	0	0	0	0	0	0	0
Co. Balance	26	102	29	26	102	29	20	96	13	20	96	13
Co. Total	55	190	43	55	190	43	21	127	21	21	127	21
STATE TOTAL	186	284	123	186	284	123	28	147	83	28	147	83

CHART 6: NUMBER OF NEW UNITS BY SQUARE FOOT PER UNIT

CHART 7: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	1981 1st QUARTER				1981 TOTAL				1982 1st QUARTER				1982 TOTAL			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
New Castle	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	1	0	0	0	1	0	0	2	0	0	0	2	0	0
Wilmington	0	0	7	0	0	0	7	0	0	1	1	0	0	1	1	0
Co. Balance	81	20	157	0	81	20	157	0	35	0	28	0	35	0	28	0
Co. Total	82	20	165	0	82	20	165	0	35	3	30	0	35	3	30	0
KENT																
Camden	0	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-
Dover	8	0	1	0	8	0	1	0	4	2	1	0	4	2	1	0
Harrington	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Milford	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Smyrna	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Co. Balance	2	3	21	1	2	3	21	1	1	0	11	2	1	0	11	2
Co. Total	10	3	24	1	10	3	24	1	5	2	12	2	5	2	12	2
SUSSEX																
Bethany	0	8	48	0	0	8	48	0	0	0	24	0	0	0	24	0
Georgetown	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0
Laurel	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Lewes	0	0	49	0	0	0	49	0	1	0	0	0	1	0	0	0
Milford	0	0	3	0	0	0	3	0	0	0	1	0	0	0	1	0
Millsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	1	19	0	0	1	19	0	0	0	12	0	0	0	12	0
Seaford	0	4	1	0	0	4	1	0	0	0	0	0	0	0	0	0
Co. Balance	0	5	149	3	0	5	149	3	1	4	123	1	1	4	123	1
Co. Total	1	18	269	3	1	18	269	3	2	4	162	1	2	4	162	1
STATE TOTAL	93	41	458	4	93	41	458	4	42	9	204	3	42	9	204	3

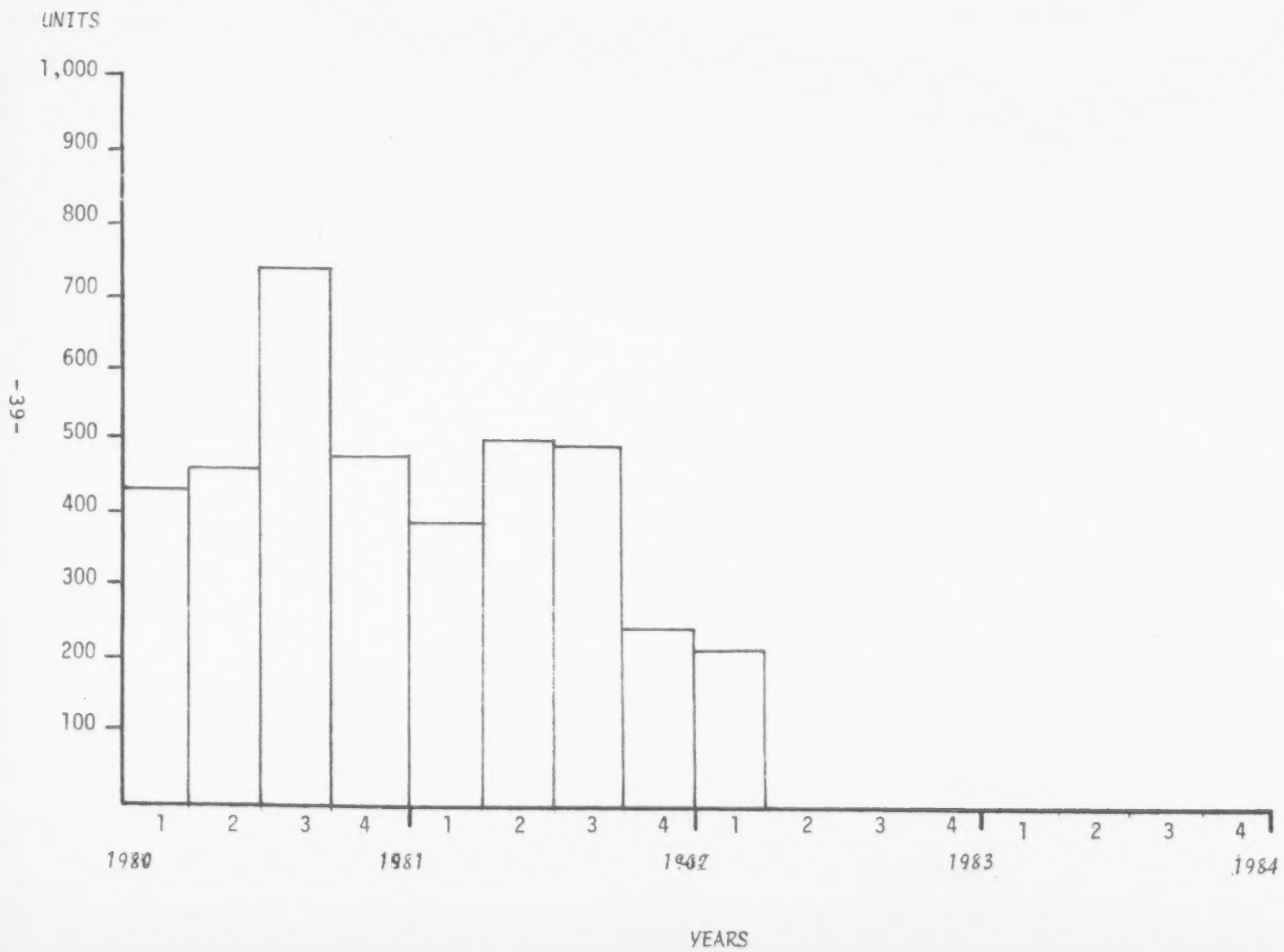
CHART 8: REHABILITATION HOUSING (UNITS AND COST (\$000))

LOCATION	1981				1982			
	1st QTR.		TOTAL		1st QTR.		TOTAL	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	4	19	4	19	9	45	9	45
Newark	2	44	2	44	0	0	0	0
New Castle	0	0	0	0	1	10	1	10
Wilmington	56	643	56	643	174	1,502	174	1,502
Co. Balance	27	349	27	349	41	532	41	532
Co. Total	89	1,055	89	1,055	225	2,089	225	2,089
KENT								
Camden	0	0	0	0	-	-	-	-
Dover	4	24	4	24	5	45	5	45
Harrington	0	0	0	0	0	0	0	0
Milford (K)	1	40	1	40	2	10	2	10
Smyrna	1	7	1	7	1	6	1	6
Co. Balance	26	279	26	279	13	174	13	174
Co. Total	32	350	32	350	21	235	21	235
SUSSEX								
Bethany	0	0	0	0	1	12	1	12
Georgetown	0	0	0	0	0	0	0	0
Laurel	1	7	1	7	0	0	0	0
Lewes	3	31	3	31	3	42	3	42
Milford (S)	0	0	0	0	2	37	2	37
Millsboro	5	82	5	82	1	7	1	7
Milton	0	0	0	0	1	10	1	10
Rehoboth	8	815	8	815	6	80	6	80
Seaford	9	128	9	128	0	0	0	0
Co. Balance	41	626	41	626	29	527	29	527
Co. Total	67	1,689	67	1,689	43	715	43	715
STATE TOTAL	188	3,095	188	3,095	289	3,039	289	3,039

CHART 9: RESIDENTIAL DEMOLITIONS AND CERTIFICATES OF OCCUPANCY

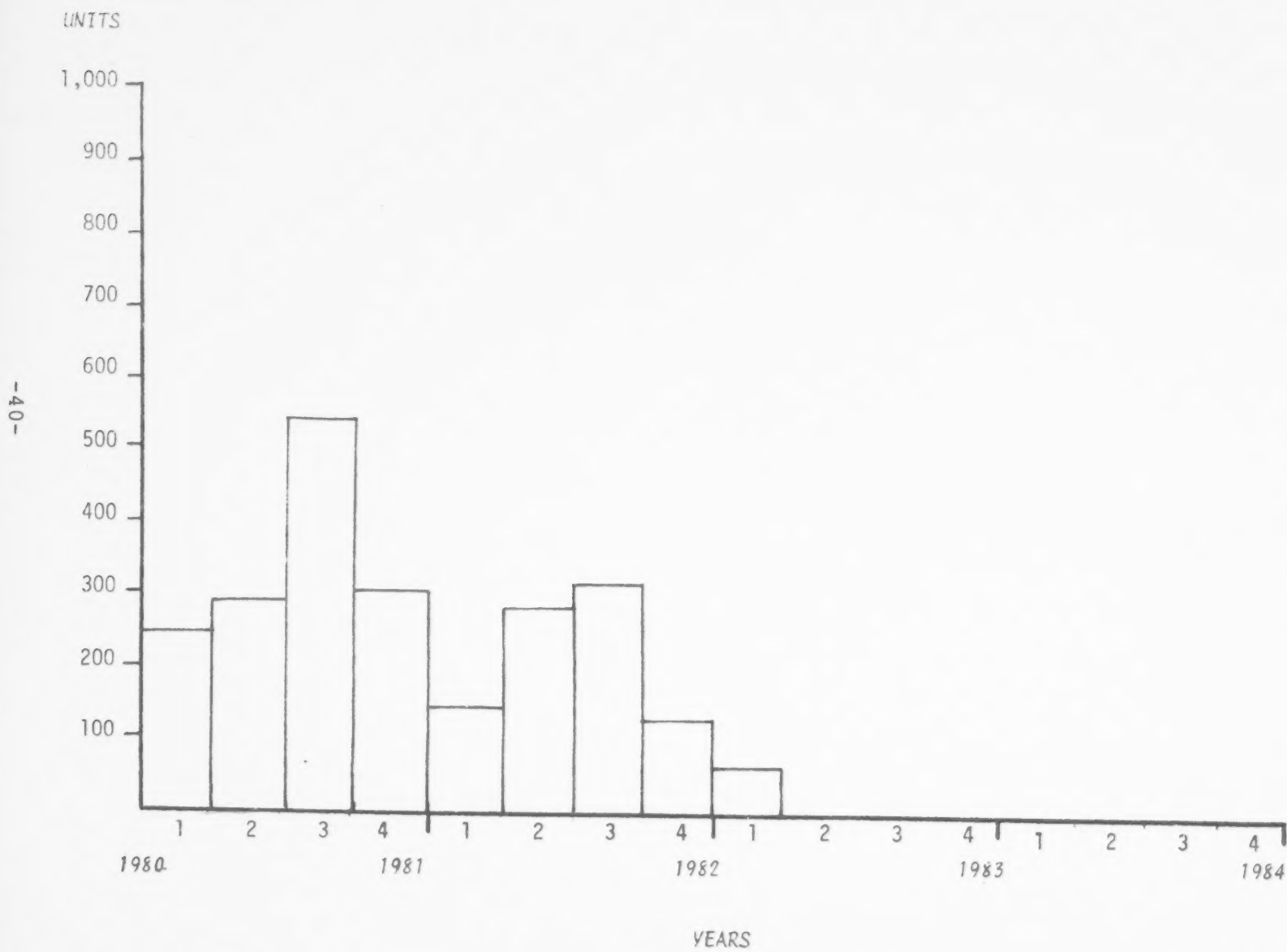
LOCATION	NUMBER OF UNITS DEMOLISHED				NUMBER OF OCCUPANCY PERMITS			
	1981		1982		1981		1982	
	1st QTR.	TOTAL	1st QTR.	TOTAL	1st QTR.	TOTAL	1st QTR.	TOTAL
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0
Newark	2	2	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0
Wilmington	5	5	5	5	110	110	91	91
Co. Balance	11	11	16	16	440	440	233	233
Co. Total	18	18	21	21	550	550	324	324
KENT								
Camden	0	0	-	-	0	0	-	-
Dover	0	0	0	0	0	0	6	6
Harrington	0	0	2	2	1	1	0	0
Milford (K)	1	1	1	1	14	14	0	0
Smyrna	0	0	0	0	1	1	0	0
Co. Balance	23	23	11	11	36	36	10	10
Co. Total	24	24	14	14	52	52	16	16
SUSSEX								
Bethany	0	0	0	0	13	13	14	14
Georgetown	0	0	1	1	0	0	2	2
Laurel	2	2	0	0	1	1	0	0
Lewes	1	1	0	0	16	16	1	1
Milford (S)	0	0	1	1	0	0	2	2
Millsboro	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Rehoboth	1	1	5	5	1	1	6	6
Seaford	1	1	1	1	2	2	0	0
Co. Balance	0	0	0	0	217	217	67	67
Co. Total	5	5	8	8	251	251	92	92
STATE TOTAL	47	47	43	43	853	853	432	432

APPENDIX B
GRAPHS OF SINGLE FAMILY
HOUSING PRODUCTION
1980 - 1982
(BY QUARTER)

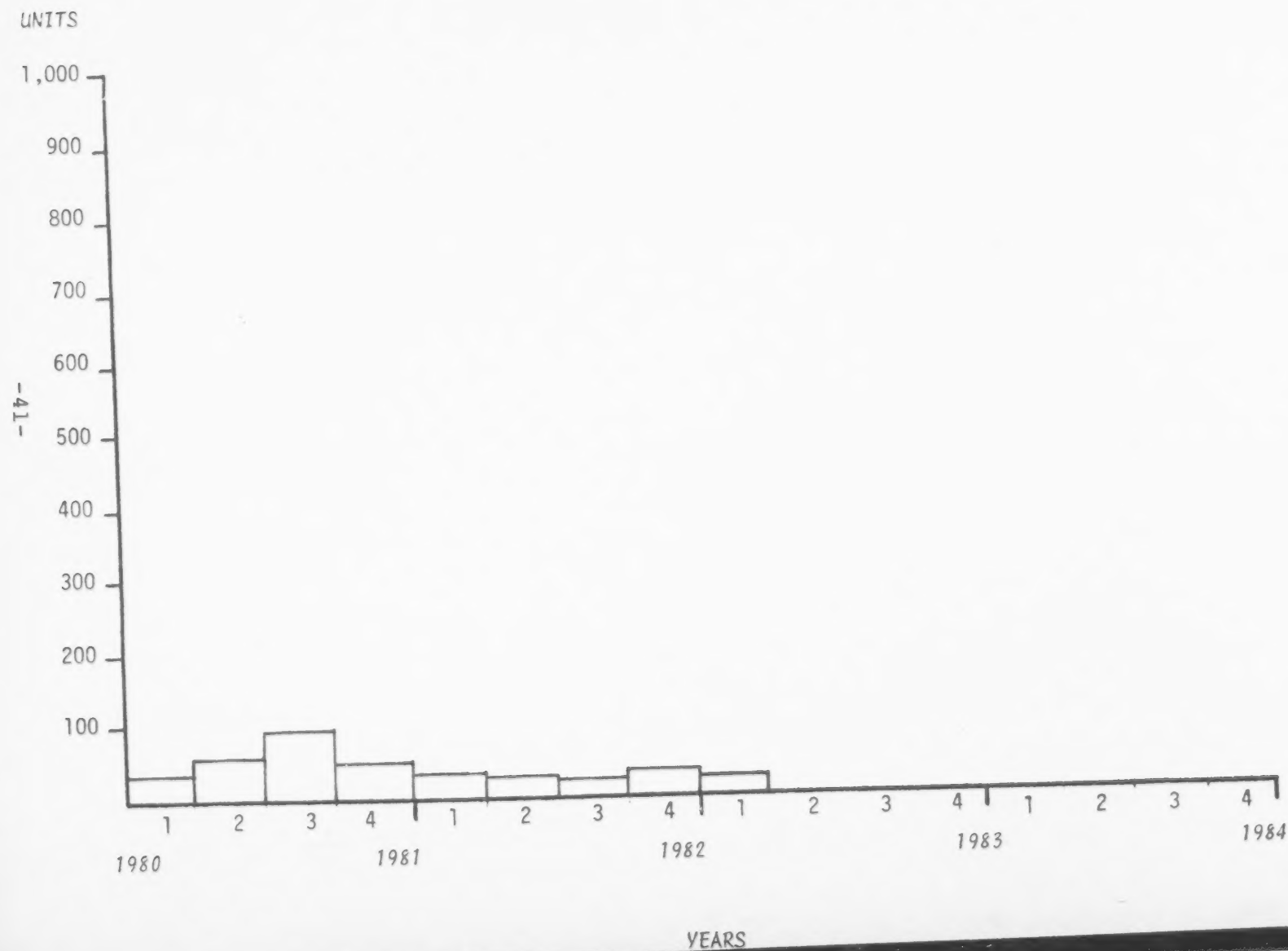


SINGLE FAMILY
HOUSING PRODUCTION
STATEWIDE
BY QUARTER

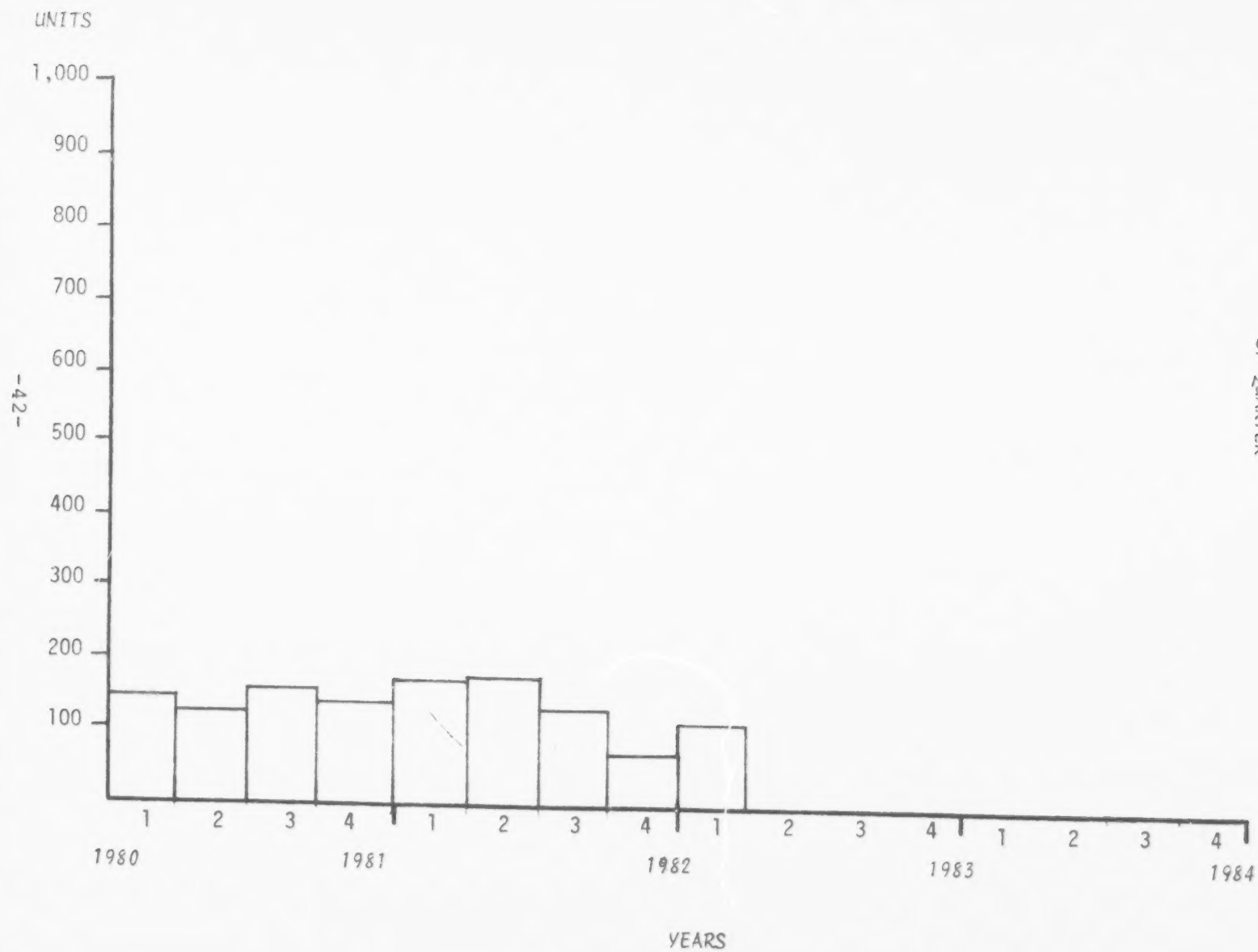
SINGLE FAMILY
HOUSING PRODUCTION
NEW CASTLE COUNTY
BY COUNTY



SINGLE FAMILY
HOUSING PRODUCTION
KENT COUNTY
BY QUARTER

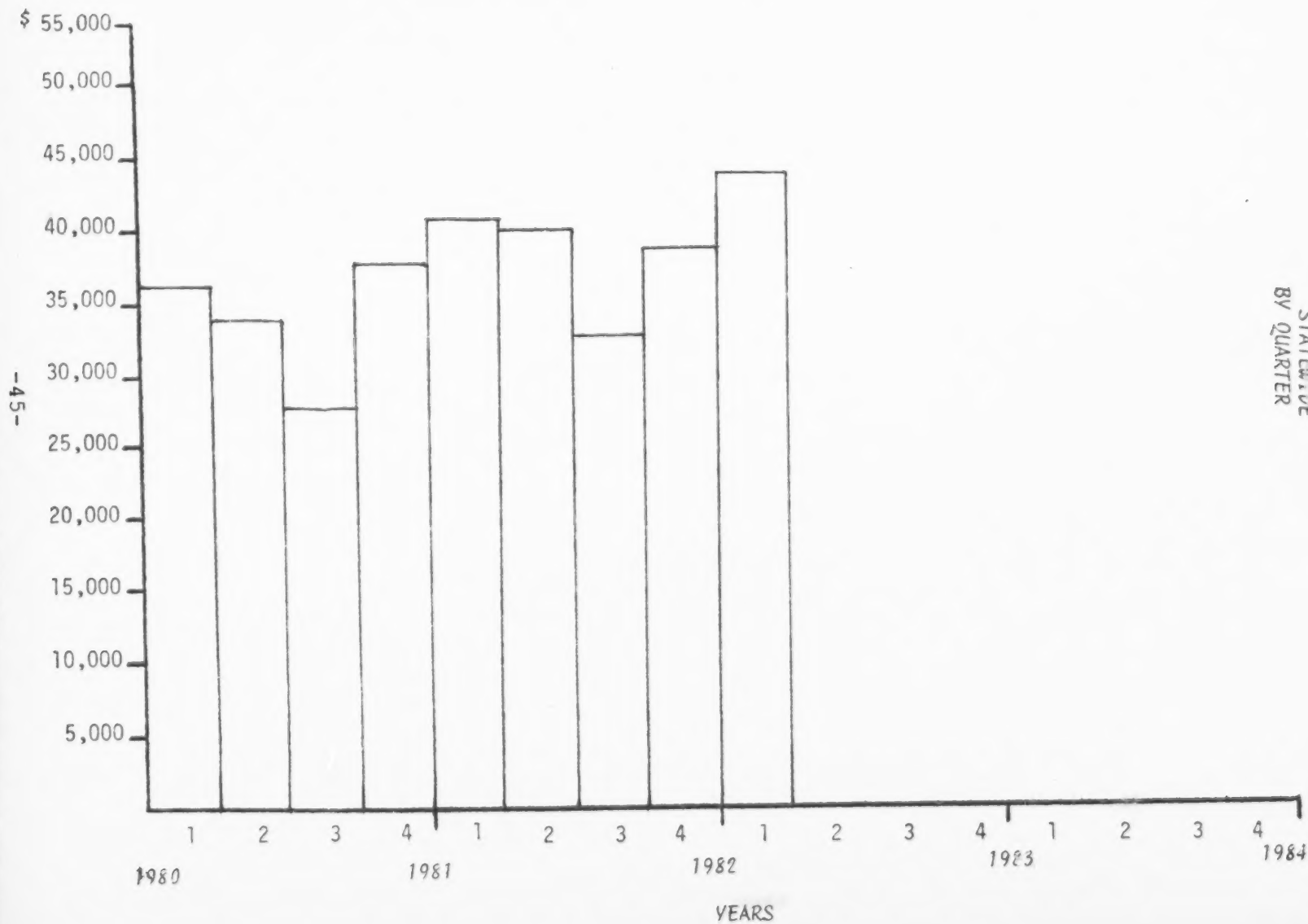


SINGLE FAMILY
HOUSING PRODUCTION
SUSSEX COUNTY
BY QUARTER

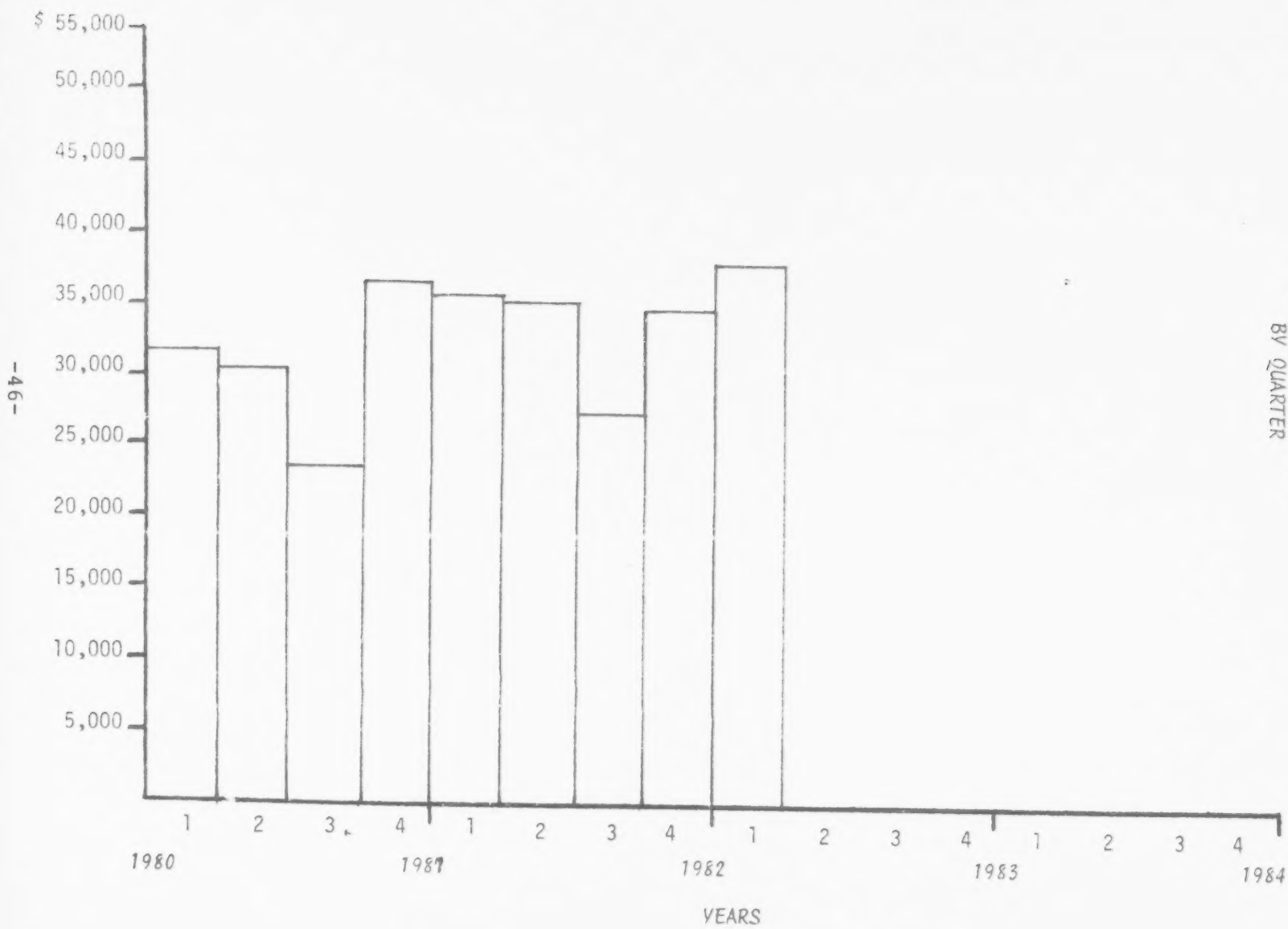


APPENDIX C
AVERAGE BUILDERS' COST
OF A SINGLE FAMILY HOME
1980 - 1982
(BY QUARTER)

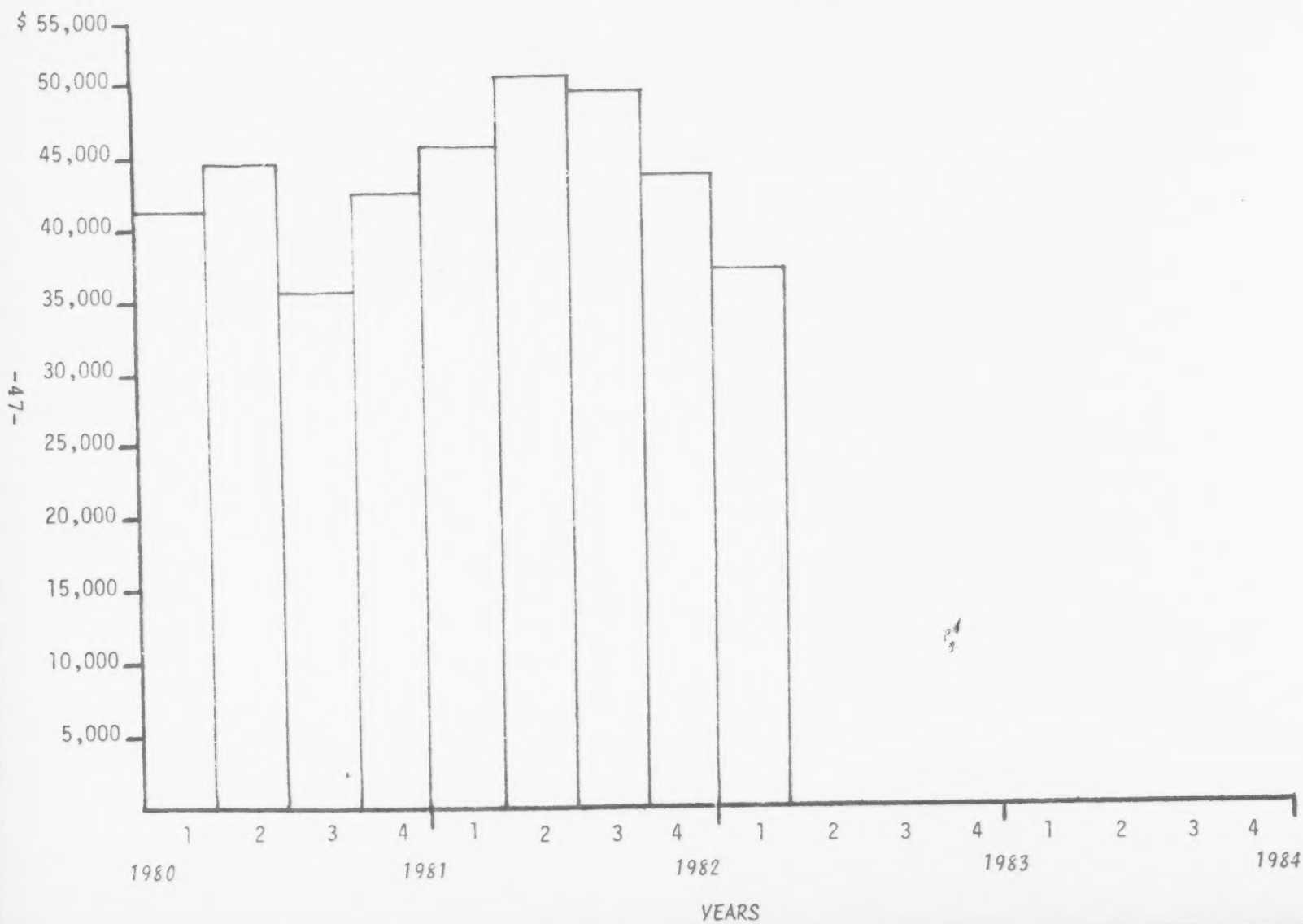
AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
STATEWIDE
BY QUARTER



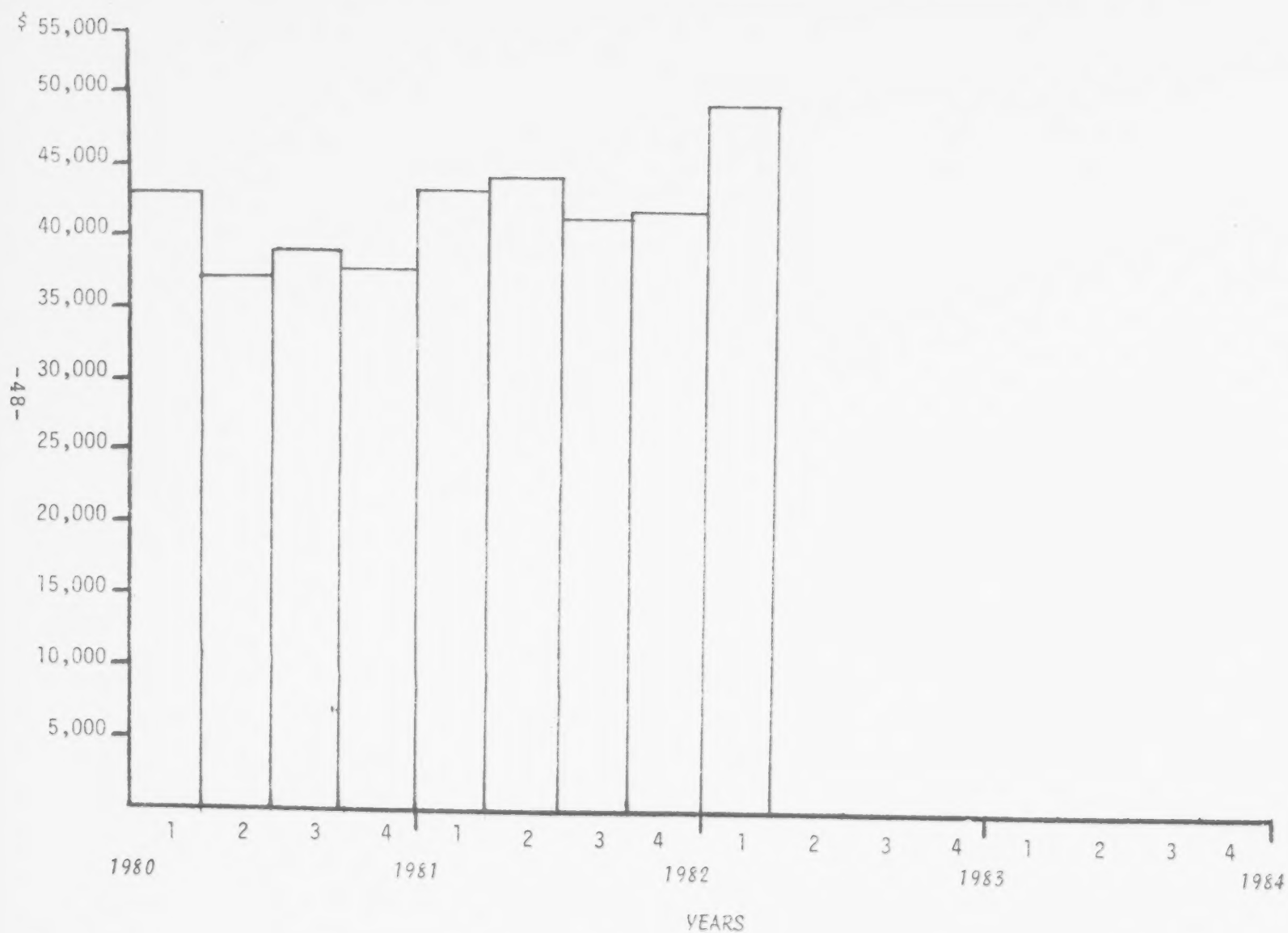
AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
NEW CASTLE COUNTY
BY QUARTER



AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
KENT COUNTY
BY QUARTER



AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
SUSSEX COUNTY
BY QUARTER

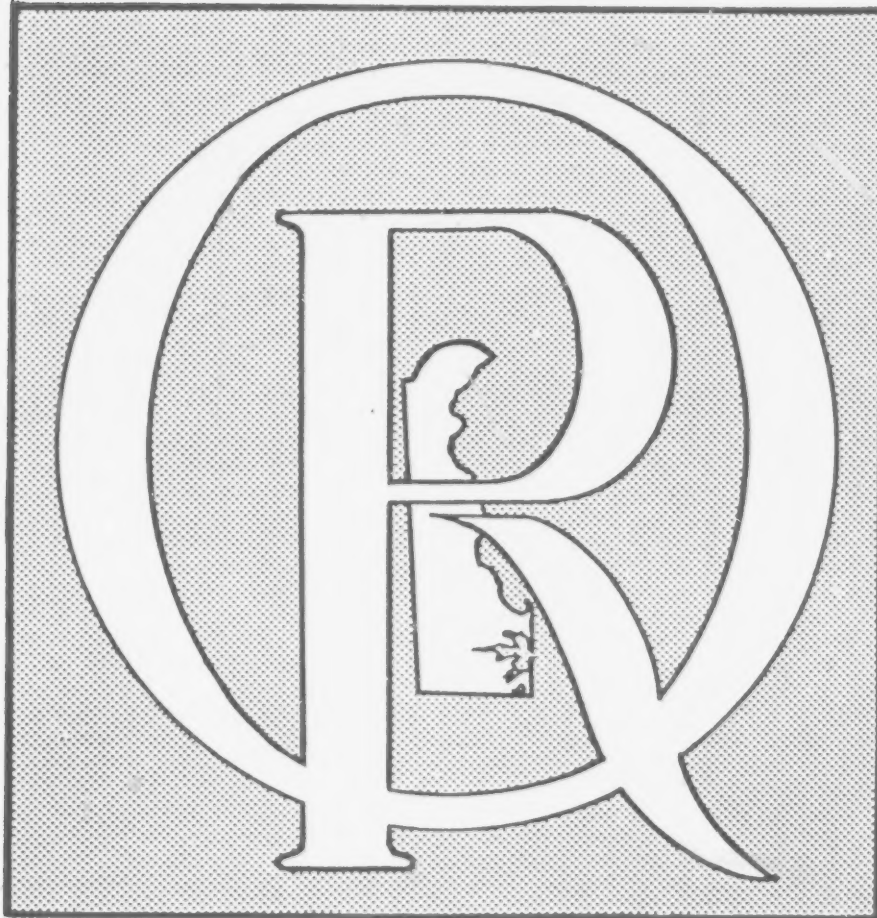


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SUMMER, 1982

QUARTERLY REVIEW *S 1345-2*
OF
HOUSING PRODUCTION
IN DELAWARE

AUG 23 1982



SECOND QUARTER, 1982

STATE OF DELAWARE
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING
AND
DELAWARE STATE HOUSING AUTHORITY

QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE

SECOND QUARTER, 1982

BY

Gail Brown
Housing Specialist
Division of Housing
18 The Green
Dover, Delaware 19901

July, 1982

F O R E W O R D

The moribund housing industry in Delaware stirred uneasily in the 1982 Second Quarter, and -- due primarily to multi-family subsidized housing efforts -- it pushed total housing production above the 1000-unit level for the first time since the 1980 Third Quarter. It does not herald a recovery, or even a hopeful sign, but any upward surge in housing is an encouraging event.

Serious readers of this publication will be pleased to find the first professional observations on growth and change in Delaware's housing between 1970 and 1980 in the feature article by Dr. Franklin E. Gossette. The University of Delaware Assistant Professor in the Department of Geography explains why housing growth appears to have greatly exceeded population growth, and which social and demographic trends are responsible for the 1980 census figures.

Robert S. Moyer

ROBERT S. MOYER
State Director of Housing

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INTRODUCTION

This report presents housing activity in Delaware for the second quarter of 1982. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions. This issue's feature article is by Dr. Franklin E. Gossette, Assistant Professor in the Department of Geography at the University of Delaware. Dr. Gossette has studied the growth and change in Delaware's housing situation since 1970 as observed in 1980 census data on population and housing.

The information herein relates only to new housing units intended for occupancy on a housekeeping basis. Excluded are hotels, motels and other group residential structures. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of the Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. An exception is the Town of Milford which straddles the borders for Kent and Sussex counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Unit - defined for the purposes of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate, year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Single Family Unit - one-family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one-family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented.)

Chart 4 is based on the number of new mobile homes sold and titled for use in Delaware. Those homes labeled sectional, modular or "prefab" are counted as on-site construction.

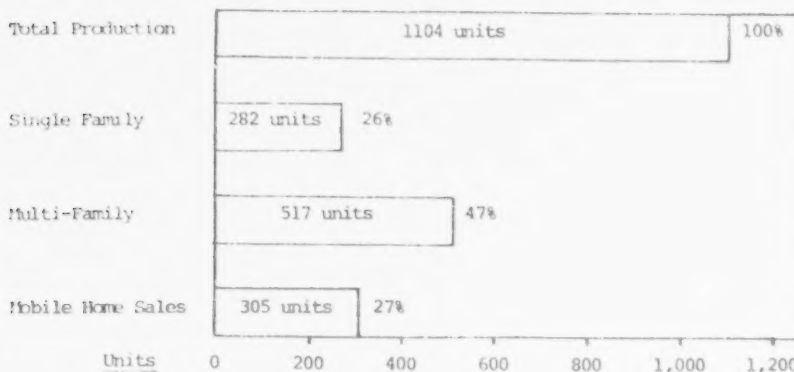
Chart 8 presents enumeration on substantial rehabilitation as taken from building permits. Additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing, or structural work.

HOUSING PRODUCTION SECOND QUARTER, 1982

Housing construction in Delaware finally elevated during the second quarter of 1982 with production totalling 1,104 units. The increase during April, May and June this year is more than double the 438 units recorded for 1982's first quarter and represents 37% of 1981's total housing production level of 2,989 units. This increase is attributed to 517 new multi-family housing units started this quarter, most of which are receiving federal rental subsidies and will house low and moderate income Delawareans.

The composition of total housing production during this second quarter is:

Fig. 1 - 2nd Quarter 1982 Housing Production in Delaware



On-site activity in New Castle County totalled 384 units this quarter, comprised of 158 single family and 226 multi-family units. The increase in production in Delaware's most populated county is considerable in view of the mere 68 single family units started last quarter. However, the 158 single family units started this quarter are 58% less than the 271 units recorded for the second quarter, 1981. Practically all single family activity this quarter is scattered throughout the county housing subdivisions. The 226 multi-family units this quarter are all being built in Wilmington, 151 of which are for senior citizens under the Federal Section 8 rent subsidy program. The development is known as Quaker Hill being erected on West and Third Streets. The remaining 75 units are condominiums being developed by Krapf and Sons, Inc. for sale in the \$70,000 price range.

Activity within Kent County picked up noticeably this quarter with 193 units started, compared to just 21 units last quarter and 35 units begun during the second quarter of 1981. Of the 193 units, 47 are single family homes and 146 units represent a construction start of the Silver Lake Estates development in Milford.

This project will also receive Federal rental subsidies through the Section 8 program for 30 years to be administered by the Delaware State Housing Authority, which is also financing the project to house both elderly persons and small families. This quarter is the first in 21 months to realize some multi-family activity. The 47 single family homes will be located primarily in unincorporated areas of the county. Notable this quarter are the 5 homes added to the Carlisle Village development northwest of Dover. The homes are being financed by the Farmers Home Administration and constructed by Del-Homes, Inc. of Dover.

Sussex County also saw an increase in on-site housing activity this quarter with 222 units started, up 20% from the 169 units recorded for the first quarter, 1982, but did not quite meet the 228 units built the same period last year. Like its northern two counties, the majority (115) of starts were for multi-family housing construction, 121 of which are in Seaford, and receiving Federal Section 8 rental subsidies for 30 years to be administered by the Delaware State Housing Authority, which is also financing this development. The project is slated for both elderly persons and families and is being constructed by Leon N. Weiner and Associates of Wilmington. The remaining 24 units are located in Millsboro and are also Federally subsidized under the Farmers Home Administration 515 program. While construction has not actually begun, the project will house 24 small families or individuals and is being built by Case and Edwards of Washington, D.C. who built a similar 24 unit development in Millsboro about a year and a half ago. The 77 single family starts this quarter is down 36% from last quarter and less than half the on-site housing activity recorded a year ago. Most of the units (53) are slated for unincorporated county areas with the balance being built in Bethany and Rehoboth.

CONSTRUCTION COSTS

TOTAL COSTS

The 799 units of on-site housing construction activity during April, May and June generated a total permit value construction cost of \$22,230,276, a 78% increase over the \$12,473,967 recorded last quarter for only 258 units. Statewide single family total cost for the 282 units this quarter amounted to \$10,390,970, while the 517 multi-family units totalled only \$11,839,306 in construction cost. This is attributed to the fact that 442 of the 517 multi-family units started this quarter are receiving Federal rental assistance and below market interest rate financing which reduces total project costs to the lowest possible level.

Total construction costs, based on recorded permit value, by county and type of housing unit as compared to last quarter and the second quarter of 1981 are shown on the following page.

SINGLE FAMILY PRODUCTION

	<u>2nd Qtr. 1982</u>	<u>1st Qtr. 1982</u>	<u>2nd Qtr. 1981</u>
New Castle Co.	\$5,099,125	\$2,636,570	\$9,373,880
Kent Co.	1,870,587	801,000	1,708,984
Sussex Co.	3,421,258	5,812,397	7,583,972

MULTI-FAMILY PRODUCTION

	<u>2nd Qtr. 1982</u>	<u>1st Qtr. 1982</u>	<u>2nd Qtr. 1981</u>
New Castle Co.	\$5,032,000	0	0
Kent Co.	3,500,000	0	0
Sussex Co.	3,307,306	\$3,224,000	\$2,089,500

AVERAGE COSTS

For the first quarter since the fall of 1980, statewide average construction costs dipped below the \$30,000 level. Due to the subsidized multi-family housing activity this quarter, average construction cost for both single and multi-family housing is \$27,823 per unit, down 44% from the record high of \$48,349 last quarter and 27% lower than the \$38,366 recorded during the second quarter last year. The statewide average cost of a new single family home this quarter is \$38,847 per unit, while an average multi-family unit cost \$22,900 to build.

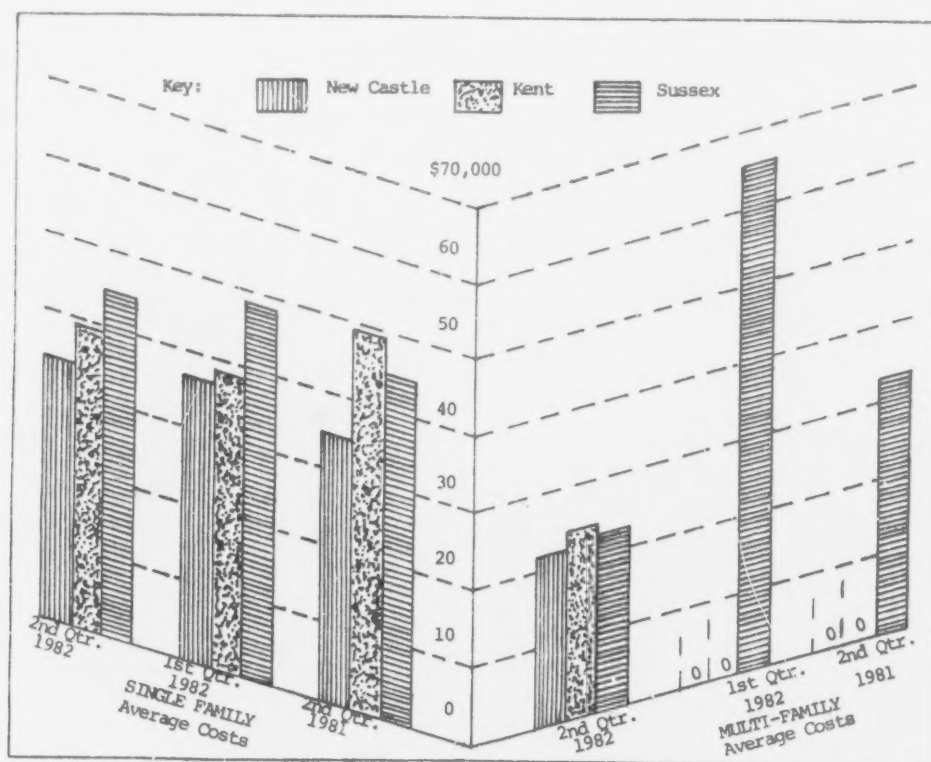
Average single family housing costs per unit in New Castle County this quarter (\$32,273) dropped 17% from last quarter's \$38,773 and is also 7% less than the \$34,589 recorded for the second quarter, 1981. The 226 units of multi-family housing produced a per-unit cost of \$22,265 this quarter. Both last quarter and the similar quarter last year, no multi-family housing was started in New Castle County.

Kent County's average housing construction costs dipped under the \$30,000 level this quarter with an average unit cost of \$27,827. Not since the fall of 1979 has the average housing cost for Kent County been this low, and the attributing factor again is the start of the 146-unit multi-family subsidized housing development in Milford, at a per-unit cost of \$23,973. Single family per-unit housing costs rose to \$39,800 this quarter, but is just 4% above last quarter's \$38,143. It is, however, still under the \$40,000 and above level where Kent County's average single family housing cost had been for the last year and one-half.

Southern Delaware's average per-unit housing cost this quarter (\$30,309) fell far below the all-time high average new home cost of \$53,470 recorded last quarter in Sussex County and has finally returned to the level of average housing costs recorded in 1979. The start of two subsidized multi-family housing developments there produced a \$22,265 per-unit cost which brought the county total housing average unit cost down. Single family average home costs this quarter (\$32,273) dropped also by 17% from the \$38,773 recorded during the first three months of 1982 and is \$2,316 lower than average single family unit costs recorded this time last year.

Figure 2 below illustrates average per unit housing costs per county this quarter, as compared to last quarter's average costs and the second quarter of 1981 for both single and multi-family housing.

Fig. 2 - Average Builders Costs
2nd Quarter 1982



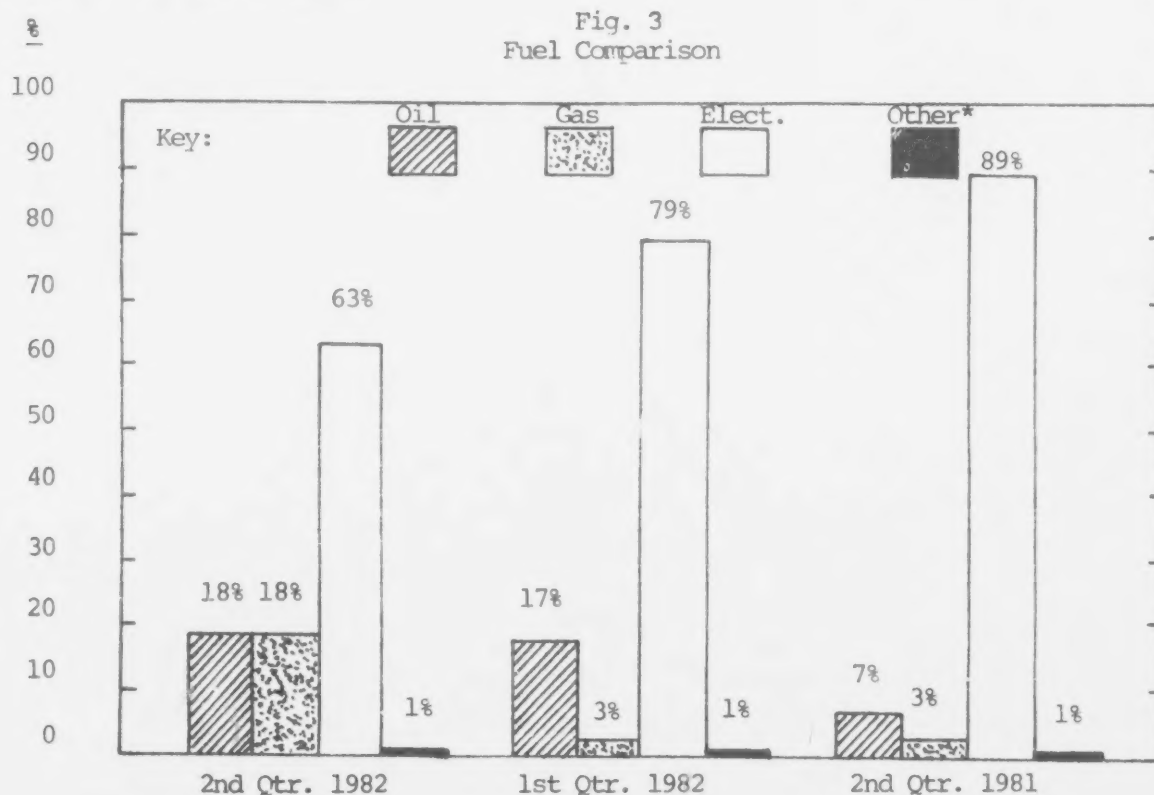
UNIT PROFILE

Housing data charts 5, 6 and 7 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living requirements and the type of heat selected per unit.

Of the 799 new housing units for which construction started during the second three months of 1982, the majority (42%) were designed as one-bedroom multi-family units. Two-bedroom units comprise 25% of the total, 26% will contain three bedrooms, and 7% will house large families with four or more bedrooms. Of the 282 single family units started this quarter, 62% will contain three bedrooms, 18% four or more bedrooms, 14% two bedrooms and only 6% will be one bedroom units.

As a result of the large number of one-bedroom units this quarter, the major portion (445 or 56%) of housing units will be less than 1,000 square feet in living space in size. The mid-sized unit (between 1,000 and 1,500 square feet) accounted for 189 units, 24%, and 165 units, 20%, will be greater than 1,500 square feet.

The distribution of heating sources for total on-site residential construction this quarter, as compared to last quarter and the comparable quarter of 1981 is shown in Figure 3 below.



*wood, coal, solar and/or hot water

Electric heat again remained the most popular heat source for both single family and multi-family residential construction this quarter and in most cases electric heat is being supplied by heat pumps.

In summary, the typical new single family housing unit remains a mid-size home with three bedrooms and heated by electric heat pumps. The design for multi-family activity this quarter is a small one-bedroom unit heated by electricity.

MOBILE HOME ACTIVITY

New mobile homes titled during April, May and June this year totalled 305, nearly double the 180 sales last quarter but only 30 sales more than the 275 recorded this same period a year ago. These 305 sales make up 27% of the State's total housing production and exceeds single family residential construction this quarter by 23 units.

For the second consecutive quarter, mobile home sales in Kent County represented the largest portion of total sales this quarter with 127 sales accounting for 42% of the total.

Mobile home sales rose in all three counties this quarter. In New Castle County, sales increased to 66 from 35 last quarter and 30 sales during the second quarter, 1981. Sales in Kent County increased 46% from 87 last quarter and 27% from the 100 sales recorded one year ago. Sussex County nearly doubled its mobile home sales with 112 this quarter above the 58 earlier this year but is down 23% from the 145 sales last year this time.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 342 units at a total cost of \$3,197,315 averaging \$9,349 per unit. The 342 units being repaired or expanded this quarter represent an increase of 18% from last quarter but total costs are only \$158,425 (5%) higher overall.

Noteworthy this quarter is the substantial rehabilitation work underway in the City of Wilmington. Compton Park apartments, 55 units on Walnut Street, is receiving major renovation financed by the Delaware State Housing Authority who will also administer the Federal rental subsidies secured through the Section 8 program. The contractor is Leon N. Weiner and Associates from Wilmington, and upon completion the units will provide adequate housing to low and moderate income elderly persons and families at rental payments in proportion with their income. The Wilmington Housing Authority has also begun extensive repairs on 34 of its housing units for low and moderate income Delawareans. The units are located in the West Center City area, Riverside, and some are scattered throughout the City.

HOUSING DEMOLITIONS

Demolitions of housing units totalled 75 in the second quarter of 1982, 32 units more than 43 recorded for the first quarter this year, but just 10 units less than the 85 demolitions recorded this time a year ago.

The majority of residential demolitions this quarter, 46, occurred in the City of Wilmington, 28 of which were substandard and torn down with no immediate plans for rebuilding on the sites. Kent County recorded 12 units demolished this quarter, just 2 units less than last quarter and Sussex County eliminated only 4 housing units.

FEDERAL HOUSING ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed single family homes in Delaware during April, May and June, 1982 were extended to 32 units, eight more than in the first quarter this year but still less than the 39 recorded this time a year ago. Practically all (29) of the homes receiving federal assistance this quarter were provided loans by the Farmers Home Administration, 15 of which are situate in Kent County. New Castle County received six loans for new residential construction and Sussex County was issued eight loans.

The remaining three new single family homes received financial assistance from the Federal Housing Administration, and the Veterans Administration reported no loan activity this quarter for single family homes in Delaware.

NATIONAL HOUSING PICTURE

While Delaware recognized an increase this quarter in new housing starts, the U.S. Department of Commerce reports that by the end of June, new housing starts nationally for both single and multi-family housing fell to a new seasonally adjusted annual level of 911,000 units. In May, housing starts rose to 1,086,000 units, up 22% from April's seasonally adjusted annual basis of 888,000 units. The jump in May was attributed to multi-family housing starts, which included a burst of government sponsored housing. According to the National Association of Home Builders, this current level of housing starts is "very discouraging. 1982 is going to be simply a disaster for us." On average, however, homebuilding is still rising from the recessionary lows of late last year.

QUARTERLY FEATURE

GROWTH AND CHANGE IN DELAWARE'S HOUSING

1970 to 1980

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GROWTH AND CHANGE IN DELAWARE'S HOUSING 1970 to 1980:
Observations from the Census of Population and Housing

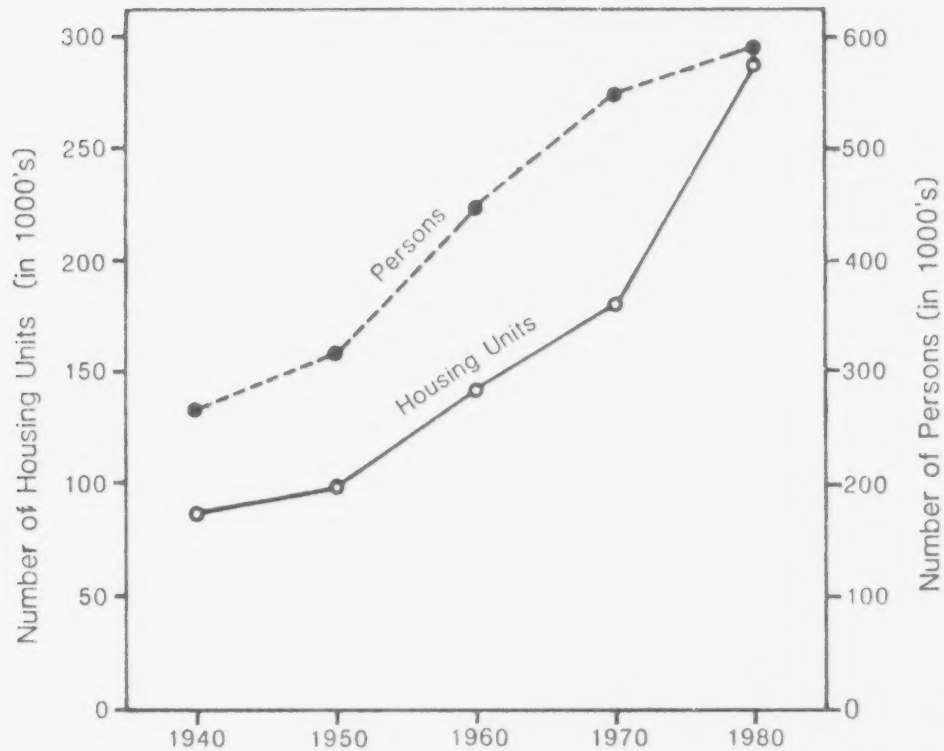
Nationwide, total housing units increased by 28.7 percent during the decade 1970 to 1980. Owner occupied housing represented 64.4 percent of all occupied housing units and renters made up 21.3 percent of the housing market. Mobile homes and trailers comprised five percent of all year-round housing units. How did Delaware compare with these national figures? A brief look at the 1970 and 1980 Censuses of Population and Housing might help to put the growth and change in the First State's housing in better perspective.

Between 1970 and 1980, Delaware's increase in total housing units was over 32 percent -- well above the national average. Year-round housing units increased by 31.5 percent from 174,900 units in 1970 to 230,100 in 1980. However, during the past decade, Delaware's population grew only 8.4 percent above the 1970 level -- the slowest growth period the State has experienced since the 1930's depression era (6.9%).

On the surface, it would appear that housing growth far exceeded growth in population (demand). However, beneath

FIGURE ONE

Population and Housing in Delaware
1940 to 1980



these statistics are social and demographic trends that serve to explain, at least in part, some of this apparent disparity. While population grew by 8.4 percent for the decade, the number of households in the State increased by 25.7 percent. During the seventies, the "baby-boom" generation entered the housing market; there has been an

increase in the number of single-parent and non-family households; and a new household category -- the "partner, roommate" -- has evolved. Each of these factors has created demand for more housing units without actually increasing the size of the population. Nationwide, the average size of household has decreased from 3.11 in 1970 to 2.75 in 1980. Delaware is participating in this overall trend.

The pattern of growth in Delaware's housing inventory shows a considerable amount of regional variation. As evidenced from the figures in Table 1, the greatest growth in housing occurred in the two southern counties.

TABLE ONE

Number of Housing Units

<u>Total Housing Units</u>	<u>1970</u>	<u>1980</u>	<u>PCT Change</u>
State of Delaware	180,200	238,600	+ 32.4
<u>Year-Round Housing Units</u>			
State of Delaware	174,990	230,107	+ 31.5
New Castle County	120,646	148,419	+ 23.0
Kent County	25,037	35,001	+ 39.8
Sussex County	29,307	46,687	+ 59.3

Some slight changes in the definition of housing units by the Census Bureau have contributed to an exaggeration of growth during the decade, but these biases are quite minor.

Of more significance to the State, vacant mobile homes were included in the 1980 housing inventory (but excluded in 1970) if they were intended for occupancy where they stood. As we can see from Table Two, there was a tremendous increase in mobile home and trailer units in Sussex County between 1970 and 1980. Mobile homes, in fact, make up 19 percent of the Sussex housing stock compared to 2.2% and 7.6% for New Castle and Kent Counties respectively. As we shall see below, recreational housing in general, and particularly in the beach communities of Sussex County where many units are owned and seasonally occupied by non-Delawareans, has contributed to the housing growth in the State.

TABLE TWO
Increase in Mobile Home Housing
1970 to 1980

	<u>Number of Units</u>		<u>Percent Change</u>
	<u>1970</u>	<u>1980</u>	<u>1970 to 1980</u>
State	9001	17362	92.9
New Castle	2565	3180	23.9
Kent	3576	5305	48.4
Sussex	2860	8877	210.4

With beach property priced at a premium, mobile homes permanently located within or near the popular Delaware beaches has become a low-cost alternative to summer rentals. Following this space and cost effective trend has been the increase in condominium housing units as recreational housing.

TABLE THREE

Condominium Housing 1980

	STATE	NewCastle	Kent	Sussex
Renter Occup	722	481	145	96
Vacant ForSale	119	107	6	6
Other Vacancy 1986		87	16	1883
TOTAL	4140	1758	297	2085
(%)	(100)	(42.5)	(7.2)	(50.3)

Sussex County contained half of all condominium housing in the State as of April 1, 1980 -- yet 95 percent of which was vacant on that date. A closer look at vacancy rates for the State and Counties over all types of housing shows the impact of units held for occasional use (Table Four).

TABLE FOUR

Housing Vacancies 1980

<u>Vacancy Status</u>	<u>State</u>	<u>NewCastle</u>	<u>Kent</u>	<u>Sussex</u>
For Sale	2501(10.9%)	1531	332	638
For Rent	6521(28.3)	4052	769	1700
Occas. Use	7739(33.6)	339	119	7281*
Other	6265(27.2)	3553	1044	1668
Total Vacancies	23026(100.)	9475	2264	11287

Recreational Housing accounted for fully one-third of all vacancies statewide and Sussex County represented 94% of this category. By contrast, "vacant/boarded up" housing accounted for 29% of the New Castle County vacancies. In fact, nearly 80% of the boarded-up housing in the State was

located in New Castle County -- the majority of which was within the City of Wilmington.

Overall, the State became more "owner-occupied" during the past decade, but most of the increase in ownership occurred in Kent and Sussex Counties (Table Five). In fact, the rate of ownership declined slightly in New Castle County. The demand for higher density housing is evident for the northern part of the State as housing with two or more units at the same address represents 22.8 percent of all housing in New Castle County, but only 11.9% and 9.8% for Kent and Sussex respectively.

TABLE FIVE

Housing Tenure 1970 - 1980

	1970		1980		Percent Change
	%Owner	%Renter	%Owner	%Renter	
STATE	68.0	32.0	69.1	30.9	+1.1
New Castle	68.1	31.9	67.4	32.6	-0.7
Kent	63.4	36.6	67.5	32.5	+4.1
Sussex	71.8	28.2	77.1	22.9	+5.3

Everyone is aware of the magnitude of inflation in housing costs over the past 10 years and that we in Delaware have not suffered as much as those elsewhere. One might not expect, however, that within the State there seems to have been a relatively constant relationship in housing costs/prices between counties (see Table Six). The median home value for Kent County was approximately 90% of the median value for New Castle County in 1970. This relationship and the corresponding comparison for Sussex County has remained stable during the decade. While we cannot infer that the "median" home in each county is equivalent

in size and amenities, these data dispel a favorite complaint that prices are going higher faster in one part of the State or another. Geographic proximity to non-farm employment and urban services certainly plays a role in the differences in home values between counties, but the market value of a home is less sensitive to location than that of rental housing as seen in Table Seven.

TABLE SIX

Median Home Value 1970-1980

	1970	1980	Relative to New Castle Cnty	
STATE	\$ 17,100	\$ 44,600	1970	1980
New Castle	17,800	46,000	1.00	1.00
Kent	16,200	42,000	.91	.91
Sussex	14,000	38,300	.79	.83

TABLE SEVEN

Median Contract Rent 1970-1980

	1970	1980	Relative to New Castle Cnty	
STATE	\$ 89	\$ 202	1970	1980
New Castle	97	217	1.00	1.00
Kent	87	169	.90	.78
Sussex	53	127	.53	.59

While we have not attempted to portray home or rents in constant dollars, the effects of inflation on housing can be readily seen. These effects are even more dramatic when the distribution of housing units by value for the two periods are presented side-by-side as in Figure Two below.

FIGURE 2

Percent Housing Units by Value
Category 1970-1980

HOME VALUE	1	2	3
\$	0123456789012345678901234567890		
under 5000*	000000		
	-		
5 to 9999	0000000000000000		
	XX		
10 to 14999	000000000000000000000000000000		
	XXX		
15 to 19999	000000000000000000000000000000		
	XXXX		
20 to 24999	000000000000000000000000000000		"O" = 1970
	XXXXXXXX		
25 to 34999	000000000000000000000000000000		"X" = 1980
	XXXXXXXXXXXXXXXXXXXX		
35 to 49999	00000000		
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
50 to 79999**	0000		
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
80 to 99999	-		
	XXXXXX		
100- 149999	-		
	XXXXX		
150- 199999	-		
	XX		
over 200000	-		
	X		

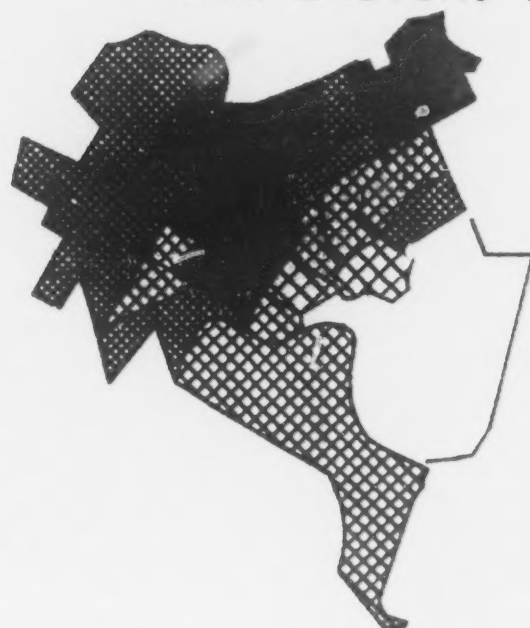
* This category not coded in 1980
** Highest category in 1970 is 50,000+

While statewide and inter-county comparisons are useful for identifying general market trends and broad changes, we have not yet tapped the real power of the census data for analysis. With computerized data bases, small area analysis has become feasible and useful in the analysis of the spatial patterns of growth and change in the housing market. For example, a closer look at the City of Wilmington using data for census tracts reveals striking differences in the pattern of change in median contract rent (Map One) and the distribution of home values (Map Two). All of Delaware has been divided into census tracts for the 1980 Census (only New Castle County was tracted in 1970), thus small areas can be analyzed and mapped in great detail for the current and subsequent census years.

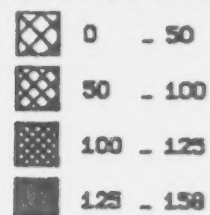
Although the shortcomings of census data gathered only once every ten years are many, the potential for gleaning information on important patterns and trends is great.

MAP ONE: Percentage Change in Median Contract Rent
1970 to 1980

WILMINGTON, DELAWARE

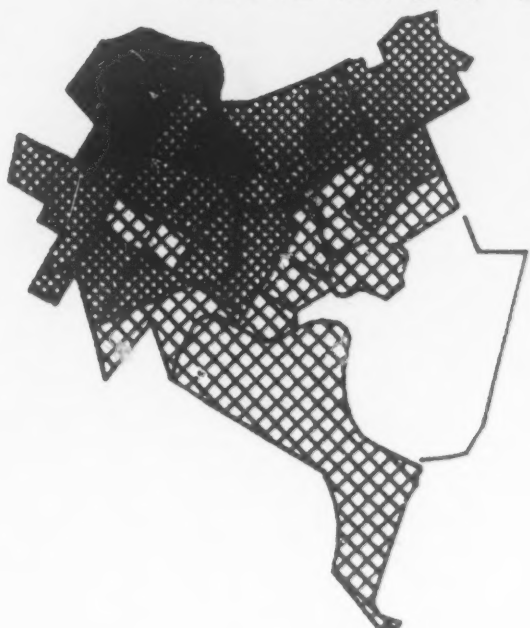


RENT CHANGE 70-80 %

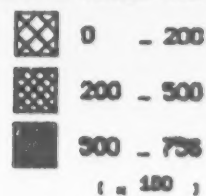


MAP TWO: Median House Value by Census Tract
1980

WILMINGTON, DELAWARE



MEDIAN HOUSE VAL





APPENDIX A

HOUSING DATA CHARTS

1 - 9

1981

1982

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1981 TOTAL	1st QTR.	2nd QTR.	1982 TOTAL
Bellefonte	Sngl.-fam.	0	1	0	1	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	1	0	1	0	0	0
Elsmere	Sngl.-fam.	0	0	0	0	1	0	1
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	1	0	1
New Castle	Sngl.-fam.	1	0	0	2	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	0	0	2	0	0	0
Newark	Sngl.-fam.	2	0	1	4	2	1	3
	Multi-fam.	0	0	0	0	0	0	0
	Total	2	0	1	4	2	1	3
Wilmington	Sngl.-fam.	15	11	47	80	2	5	7
	Multi-fam.	0	0	48	48	0	226	226
	Total	15	11	95	128	2	231	233
N.C. Co. Balance	Sngl.-fam.	253	299	82	770	63	152	215
	Multi-fam.	0	0	0	122	0	0	0
	Total	253	299	82	892	63	152	215
N.C. Co. Total	Sngl.-fam.	271	311	130	857	68	158	226
	Multi-fam.	0	0	48	170	0	226	226
	Total	271	311	178	1,027	68	384	452

CHART 1-A: ON-SITE PERMITS ISSUED
NEW CASTLE COUNTY

1981

1982

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1981 TOTAL	1st QTR.	2nd QTR.	1982 TOTAL
Camden	Sngl.-fam.	0	0	-	0	-	-	-
	Multi-fam.	0	0	-	0	-	-	-
	Total	0	0	-	0	-	-	-
Dover	Sngl.-fam.	4	2	6	21	7	7	14
	Multi-fam.	0	0	0	0	0	0	0
	Total	4	2	6	21	7	7	14
Harrington	Sngl.-fam.	0	0	0	1	0	1	1
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	1	0	1	1
Milford	Sngl.-fam.	1	0	0	2	0	0	0
	Multi-fam.	0	0	0	0	0	146	146
	Total	1	0	0	2	0	146	146
Smyrna	Sngl.-fam.	1	1	0	2	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	1	0	2	0	0	0
Kent County Balance	Sngl.-fam.	29	26	25	107	14	39	53
	Multi-fam.	0	0	0	0	0	0	0
	Total	29	26	25	107	14	39	53
Kent County Total	Sngl.-fam.	35	29	31	133	21	47	68
	Multi-fam.	0	0	0	0	0	146	146
	Total	35	29	31	133	21	193	214

CHART 1-8: ON-SITE PERMITS ISSUED
KENT COUNTY

1981

1982

LOCATION	STRUCTURE	2nd	3rd	4th	1981 TOTAL	1st QTR.	2nd QTR.	1982 TOTAL
Bethany	Sngl.-fam.	28	13	16	83	24	21	45
	Multi-fam.	0	18	11	64	0	0	0
	Total	28	31	27	147	24	21	45
Georgetown	Sngl.-fam.	0	1	1	2	2	0	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	1	1	2	2	0	2
Laurel	Sngl.-fam.	2	3	1	8	0	0	0
	Multi-fam.	0	24	0	24	0	0	0
	Total	2	27	1	32	0	0	0
Lewes	Sngl.-fam.	2	1	7	11	1	0	1
	Multi-fam.	4	0	0	52	0	0	0
	Total	6	1	7	63	1	0	1
Milford	Sngl.-fam.	3	4	2	12	1	0	1
	Multi-fam.	0	0	0	0	0	0	0
	Total	3	4	2	12	1	0	1
Millsboro	Sngl.-fam.	1	1	0	2	0	0	0
	Multi-fam.	0	0	0	0	0	24	24
	Total	1	1	0	2	0	24	24
Milton	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Rehoboth	Sngl.-fam.	4	2	0	12	8	3	11
	Multi-fam.	0	4	11	29	4	0	4
	Total	4	6	11	41	12	3	15
Seaford	Sngl.-fam.	3	5	1	10	0	0	0
	Multi-fam.	0	0	0	0	0	121	121
	Total	3	5	1	10	0	121	121
Sussex Co. Balance	Sngl.-fam.	138	111	49	433	84	53	137
	Multi-fam.	43	28	48	141	45	0	45
	Total	181	139	97	574	129	53	182
Sussex Co. Total	Sngl.-fam.	181	141	77	573	120	77	197
	Multi-fam.	47	74	70	310	49	145	194
	Total	228	215	147	883	169	222	391
STATE TOTAL	Sngl.-fam.	487	481	238	1,563	209	282	491
	Multi-fam.	47	74	118	480	49	517	566
	Total	534	555	356	2,043	258	799	1,057

CHART 1-C: ON SITE PERMITS ISSUED
SUSSEX COUNTY

1981

1982

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1981 TOTAL	1st QTR.	2nd QTR.	1982 TOTAL
Bellefonte	Sngl.-fam.	0	17,000	0	17,000	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	17,000	0	17,000	0	0	0
Elsmere	Sngl.-fam.	0	0	0	0	12,000	0	12,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	12,000	0	12,000
New Castle	Sngl.-fam.	45,000	0	0	70,000	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	45,000	0	0	70,000	0	0	0
Newark	Sngl.-fam.	98,900	0	22,700	150,600	65,000	21,000	86,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	98,900	0	22,700	150,600	65,000	21,000	86,000
Wilmington	Sngl.-fam.	695,000	590,000	1,363,400	2,928,400	132,000	200,000	332,000
	Multi-fam.	0	0	1,500,000	1,500,000	0	5,032,000	5,032,000
	Total	695,000	590,000	2,863,400	4,428,400	132,000	5,232,000	5,364,000
N.C. Co. Balance	Sngl.-fam.	8,534,980	7,328,249	3,003,225	23,552,594	2,427,570	4,878,125	7,305,695
	Multi-fam.	0	0	0	1,599,000	0	0	0
	Total	8,534,980	7,328,249	3,003,225	25,151,594	2,427,570	4,878,125	7,305,695
N.C. Co. Total	Sngl.-fam.	9,373,880	7,935,249	4,389,325	26,718,594	2,636,570	5,099,125	7,735,695
	Multi-fam.	0	0	1,500,000	3,099,000	0	5,032,000	5,032,000
	Total	9,373,880	7,935,249	5,889,325	29,817,594	2,636,570	10,131,125	12,767,695

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

1981

1982

LOCATION	STRUCTURE	2nd Qtr.	3rd Qtr.	4th Qtr.	1981 Total	1st Qtr.	2nd Qtr.	1982 Total
Camden	Sngl.-fam.	0	0	-	0	-	-	-
	Multi-fam.	0	0	-	0	-	-	-
	Total	0	0	-	0	-	-	-
Dover	Sngl.-fam.	236,000	170,000	231,000	1,005,000	279,200	264,000	543,200
	Multi-fam.	0	0	0	0	0	0	0
	Total	236,000	170,000	231,000	1,005,000	279,200	264,000	543,200
Harrington	Sngl.-fam.	0	0	0	28,000	0	31,500	31,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	28,000	0	31,500	31,500
Milford	Sngl.-fam.	31,000	0	0	76,000	0	0	0
	Multi-fam.	0	0	0	0	0	3,500,000	3,500,000
	Total	31,000	0	0	76,000	0	3,500,000	3,500,000
Smyrna	Sngl.-fam.	45,000	37,000	0	82,000	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	45,000	37,000	0	82,000	0	0	0
Kent County Balance	Sngl.-fam.	1,396,984	1,207,836	1,078,100	4,906,970	521,800	1,575,087	2,096,887
	Multi-fam.	0	0	0	0	0	0	0
	Total	1,396,984	1,207,836	1,078,100	4,906,970	521,800	1,575,087	2,096,887
Kent County Total	Sngl.-fam.	1,708,984	1,414,836	1,309,100	6,097,970	801,000	1,870,587	2,671,587
	Multi-fam.	0	0	0	0	0	3,500,000	3,500,000
	Total	1,708,984	1,414,836	1,309,100	6,097,970	801,000	5,370,587	6,171,587

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

1981

1982

LOCATION	STRUCTURE	2nd Qtr.	3rd Qtr.	4th Qtr.	1981 Total	1st Qtr.	2nd Qtr.	1982 Total
Bethany	Sngl.-fam.	746,928	683,156	719,113	3,690,587	1,166,636	895,219	2,061,855
	Multi-fam.	400,000	1,238,170	610,000	2,978,170	0	0	0
	Total	1,496,928	1,921,326	1,329,113	6,668,757	1,166,636	895,219	2,061,855
Georgetown	Sngl.-fam.	0	37,495	35,000	72,495	81,500	0	81,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	37,495	35,000	72,495	81,500	0	81,500
Laurel	Sngl.-fam.	67,000	101,430	33,500	267,430	0	0	0
	Multi-fam.	0	600,000	0	600,000	0	0	0
	Total	67,000	701,430	33,500	867,430	0	0	0
Lewes	Sngl.-fam.	96,000	40,000	467,000	641,000	40,000	0	40,000
	Multi-fam.	50,000	0	0	1,125,000	0	0	0
	Total	146,000	40,000	467,000	1,766,000	40,000	0	40,000
Milford	Sngl.-fam.	272,500	104,800	85,000	125,300	35,300	0	35,300
	Multi-fam.	0	0	0	0	0	0	0
	Total	272,500	104,800	85,000	125,300	35,300	0	35,300
Millsboro	Sngl.-fam.	80,000	31,000	0	111,000	0	0	0
	Multi-fam.	0	0	0	0	0	616,000	616,000
	Total	80,000	31,000	0	111,000	0	616,000	616,000
Milton	Sngl.-fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Rehoboth	Sngl.-fam.	252,316	86,146	0	695,512	440,647	210,000	650,647
	Multi-fam.	0	216,000	583,000	1,129,000	142,600	0	142,600
	Total	252,316	302,146	583,000	1,824,512	583,247	210,000	793,247
Seaford	Sngl.-fam.	91,600	195,355	41,500	360,455	0	0	0
	Multi-fam.	0	0	0	0	0	2,691,306	2,691,306
	Total	91,600	195,355	41,500	360,455	0	2,691,306	2,691,306
Sussex Co. Balance	Sngl.-fam.	6,165,128	4,553,928	1,845,678	18,420,355	4,048,314	2,316,039	6,364,353
	Multi-fam.	1,639,500	1,260,000	1,300,000	5,013,500	3,081,400	0	3,081,400
	Total	7,804,628	5,813,928	3,145,678	23,433,855	7,129,714	2,316,039	9,445,753
Sussex Co. Total	Sngl.-fam.	7,583,972	5,853,810	3,218,791	24,650,934	5,812,397	3,421,258	9,233,655
	Multi-fam.	2,089,500	3,314,710	2,493,000	10,846,210	3,224,000	3,307,306	6,531,306
	Total	9,673,472	9,168,520	5,711,791	35,497,144	9,036,397	6,728,564	15,764,961
STATE TOTAL	Sngl.-fam.	18,666,836	15,203,895	8,917,216	57,467,498	9,249,967	10,390,970	19,640,937
	Multi-fam.	2,089,500	3,314,710	3,993,000	13,945,210	3,224,000	11,839,306	15,063,306
	Total	20,756,336	18,518,605	12,910,216	71,412,708	12,473,967	22,230,276	34,704,243

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

1981

1982

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1981 TOTAL	1st QTR.	2nd QTR.	1982 TOTAL
Bellefonte	Sngl.-fam.	0	17,000	0	17,000	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	17,000	0	17,000	0	0	0
Elsmere	Sngl.-fam.	0	0	0	0	12,000	0	12,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	12,000	0	12,000
New Castle	Sngl.-fam.	45,000	0	0	35,000	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	45,000	0	0	35,000	0	0	0
Newark	Sngl.-fam.	49,450	0	22,700	37,650	32,500	21,000	28,667
	Multi-fam.	0	0	0	0	0	0	0
	Total	49,450	0	22,700	37,650	32,500	21,000	28,667
Wilmington	Sngl.-fam.	46,333	53,636	29,009	36,605	66,000	40,000	47,429
	Multi-fam.	0	0	31,250	31,250	0	22,265	22,265
	Total	46,333	53,636	30,141	34,597	66,000	22,649	23,021
N.C. Co. Balance	Sngl.-fam.	33,735	24,509	36,625	30,588	38,533	32,093	33,980
	Multi-fam.	0	0	0	13,107	0	0	0
	Total	33,735	24,509	36,625	28,197	38,533	32,093	33,980
N.C. Co. Total	Sngl.-fam.	34,589	25,515	33,764	31,177	38,773	32,273	34,229
	Multi-fam.	0	0	31,250	18,229	0	22,265	22,265
	Total	34,589	25,515	33,086	29,034	38,773	26,383	28,247

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

1981

1982

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1981 TOTAL	1st QTR.	2nd QTR.	1982 TOTAL
Camden	Sngl.-fam.	0	0	-	0	-	-	-
	Multi-fam.	0	0	-	0	-	-	-
	Total	0	0	-	0	-	-	-
Dover	Sngl.-fam.	59,000	85,000	38,500	47,857	39,886	37,714	38,800
	Multi-fam.	0	0	0	0	0	0	0
	Total	59,000	85,000	38,500	47,857	39,886	37,714	38,800
Harrington	Sngl.-fam.	0	0	0	28,000	0	31,500	31,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	28,000	0	31,500	31,500
Milford	Sngl.-fam.	31,000	0	0	38,000	0	0	0
	Multi-fam.	0	0	0	0	0	23,973	23,973
	Total	31,000	0	0	38,000	0	23,973	23,973
Smyrna	Sngl.-fam.	45,000	37,000	0	41,000	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	45,000	37,000	0	41,000	0	0	0
Kent County Balance	Sngl.-fam.	48,171	46,455	43,124	45,860	37,271	40,387	39,564
	Multi-fam.	0	0	0	0	0	0	0
	Total	48,171	46,455	43,124	45,860	37,271	40,387	39,564
Kent County Total	Sngl.-fam.	48,828	48,787	42,229	45,849	38,143	39,800	39,288
	Multi-fam.	0	0	0	0	0	23,973	23,973
	Total	48,828	48,787	42,229	45,849	38,143	27,827	28,839

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

1981

1982

LOCATION	STRUCTURE	2nd Qtr.	3rd Qtr.	4th Qtr.	1981 Total	1st Qtr.	2nd Qtr.	1982 Total
Bethany	Sngl. - fam.	39,312	52,550	44,945	44,465	48,610	42,629	45,819
	Multi-fam.	25,000	68,817	55,455	46,534	0	0	0
	Total	32,769	61,996	49,226	45,366	48,610	42,629	45,819
Georgetown	Sngl. - fam.	0	37,495	35,000	36,247	40,750	0	40,750
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	37,495	35,000	36,247	40,750	0	40,750
Laurel	Sngl. - fam.	33,500	33,810	33,500	33,429	0	0	0
	Multi-fam.	0	25,000	0	25,000	0	0	0
	Total	33,500	25,979	33,500	27,107	0	0	0
Lewes	Sngl. - fam.	48,000	40,000	66,714	58,273	40,000	0	40,000
	Multi-fam.	12,500	0	0	21,635	0	0	0
	Total	24,333	40,000	66,714	28,032	40,000	0	40,000
Milford	Sngl. - fam.	28,333	31,325	38,500	32,675	35,300	0	35,300
	Multi-fam.	0	0	0	0	0	0	0
	Total	28,333	31,325	38,500	32,675	35,300	0	35,300
Millsboro	Sngl. - fam.	80,000	31,000	0	55,500	0	0	0
	Multi-fam.	0	0	0	0	0	25,667	25,667
	Total	80,000	31,000	0	55,500	0	25,667	25,667
Milton	Sngl. - fam.	0	0	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Rehobeth	Sngl. - fam.	63,079	43,073	0	57,959	55,080	70,000	59,150
	Multi-fam.	0	54,000	53,000	38,931	35,650	0	35,650
	Total	63,079	50,358	53,000	44,500	48,604	70,000	52,883
Seaford	Sngl. - fam.	30,533	39,071	41,500	36,045	0	0	0
	Multi-fam.	0	0	0	0	0	22,242	22,242
	Total	30,533	39,071	41,500	36,045	0	22,242	22,242
Sussex Co. Balance	Sngl. - fam.	44,674	41,026	37,667	42,541	48,194	43,699	46,455
	Multi-fam.	38,127	45,000	27,083	35,557	68,476	0	68,476
	Total	43,119	41,827	32,430	40,826	55,269	43,699	51,900
Sussex Co. Total	Sngl. - fam.	44,092	41,516	41,802	43,021	48,437	44,432	46,871
	Multi-fam.	33,166	44,793	35,614	34,988	65,796	22,809	33,667
	Total	41,163	40,390	38,856	40,201	53,470	30,309	40,320
STATE TOTAL	Sngl. - fam.	39,051	31,609	37,467	36,767	44,258	38,847	40,002
	Multi-fam.	33,166	44,793	33,839	29,053	65,796	22,980	26,614
	Total	38,366	33,367	36,265	34,955	48,349	27,823	32,833

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

CHART 4:

MOBILE HOME SALES

<u>COUNTY</u>	1981				1982	
	<u>2nd QTR</u>	<u>3rd QTR</u>	<u>4th QTR</u>	<u>TOTAL</u>	<u>1st QTR</u>	<u>2nd QTR</u>
New Castle	30	45	28	125	35	66
Kent	100	106	93	367	87	127
Sussex	145	119	102	454	58	112
STATE TOTAL	275	270	223	946	180	305

LOCALITY	2nd Quarter 1982								TOTAL 1982							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
<u>NEW CASTLE</u>																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2	0
Wilmington	0	145	3	81	2	0	0	0	0	145	3	81	3	0	1	0
Co. Balance	1	0	9	0	107	0	35	0	2	0	17	0	136	0	60	0
Co. Total	1	145	12	81	109	0	36	0	2	145	21	81	140	0	63	0
<u>KENT</u>																
Camden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dover	0	0	2	0	1	0	4	0	0	0	3	0	1	0	10	0
Harrington	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
Milford	0	110	0	36	0	0	0	0	0	110	0	36	0	0	0	0
Smithna	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Co. Balance	1	0	10	0	24	0	4	0	2	0	13	0	33	0	5	0
Co. Total	2	110	12	36	25	0	8	0	3	110	16	36	34	0	15	0
<u>SUSSEX</u>																
Bethany	0	0	9	0	9	0	3	0	0	0	16	0	21	0	8	0
Georgetown	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0
Laurel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lewes	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Milford	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Millsboro	0	24	0	0	0	0	0	0	0	24	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	0	0	0	2	0	1	0	0	0	0	0	10	4	1	0
Seaford	0	40	0	43	0	38	0	0	0	40	0	43	0	38	0	0
Co. Balance	13	0	7	0	29	0	4	0	13	14	18	29	104	2	4	0
Co. Total	13	64	16	43	40	38	8	0	13	78	37	72	134	44	13	0
STATE TOTAL	16	319	40	160	174	38	52	0	18	333	74	189	308	44	91	0

CHART 5A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCALITY	2nd Quarter 1981								TOTAL 1981							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Newark	0	0	1	0	1	0	0	0	0	0	1	0	2	0	0	0
Wilmington	0	0	12	0	3	0	0	0	0	0	12	0	10	0	0	0
Co. Balance	1	0	68	0	128	0	56	0	1	0	55	59	223	63	90	0
Co. Total	1	0	81	0	133	0	56	0	1	0	68	59	237	63	90	0
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dover	0	0	0	0	4	0	0	0	0	0	0	0	13	0	0	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Milford	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Smyrna	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Co. Balance	0	1	1	0	23	0	4	0	0	1	4	0	44	0	7	0
Co. Total	0	1	1	0	29	0	4	0	0	1	4	0	61	0	7	0
SUSSEX																
Bethany	0	0	1	24	10	0	0	0	0	0	5	41	34	2	9	0
Georgetown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	1	0	1	0	0	0	0	0	2	0	1	0
Lewes	0	0	1	4	0	0	2	0	0	0	9	45	0	0	2	0
Milford	0	0	3	0	0	0	1	0	0	0	3	0	3	0	1	0
Millsboro	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	0	0	0	4	0	1	0	0	6	1	5	4	3	2	0
Seaford	0	0	0	0	3	0	0	0	0	0	0	4	0	0	0	0
Co. Balance	2	0	34	13	84	26	16	4	4	2	63	25	173	32	30	6
Co. Total	2	0	39	41	103	26	21	4	4	8	81	120	217	37	45	6
STATE TOTAL	3	1	121	41	265	26	81	4	5	9	153	179	515	100	142	6

CHART 5B: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

CHART 6: NUMBER OF NEW UNITS BY SQUARE FOOT PER UNIT

LOCATION	2nd QUARTER 1981			TOTAL 1981			2nd QUARTER 1982			TOTAL 1982		
	under 1000	1000- 1500	over 1500	under 1000	1000- 1500	over 1500	under 1000	1000- 1500	over 1500	under 1000	1000- 1500	over 1500
<u>NEW CASTLE</u>												
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	1	0	0
New Castle	0	1	0	0	2	0	0	0	0	0	0	0
Newark	1	1	0	1	1	1	0	0	1	0	1	2
Wilmington	0	13	2	0	20	2	166	60	5	166	61	6
Co. Balance	41	124	88	166	187	158	4	34	114	5	45	165
Co. Total	42	135	90	167	210	161	170	94	120	172	107	173
<u>KENT</u>												
Camden	0	0	0	0	0	0	-	-	-	-	-	-
Dover	0	4	0	0	13	0	1	1	5	1	2	11
Harrington	0	0	0	0	1	0	0	1	0	0	1	0
Milford	0	1	0	0	2	0	146	0	0	146	0	0
Smyrna	0	1	0	0	1	0	0	0	0	0	0	0
Co. Balance	1	12	16	7	24	25	5	19	15	10	25	18
Co. Total	1	18	16	7	41	25	152	21	20	157	28	29
<u>SUSSEX</u>												
Bethany	0	35	0	21	65	5	0	21	0	0	41	4
Georgetown	0	0	0	0	0	0	0	0	0	0	2	0
Laurel	0	2	0	0	4	0	0	0	0	0	0	0
Lewes	4	3	0	12	43	1	0	0	0	1	0	0
Milford	1	2	0	1	5	0	0	0	0	0	1	0
Millsboro	0	0	1	0	0	1	24	0	0	24	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	1	3	0	13	11	0	0	3	0	8	7
Seaford	2	1	0	2	2	0	83	38	0	83	38	0
Co. Balance	58	95	27	84	197	56	16	15	22	36	111	35
Co. Total	65	139	31	120	329	74	123	74	25	144	201	46
STATE TOTAL	108	292	137	294	580	260	445	189	165	473	336	248

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	1981 2nd QUARTER				1981 TOTAL				1982 2nd QUARTER				1982 TOTAL			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
<u>NEW CASTLE</u>																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
New Castle	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Newark	0	1	1	0	0	1	2	0	0	1	0	0	0	3	0	0
Wilmington	9	2	4	0	9	2	11	0	0	0	231	0	0	1	232	0
Co. Balance	80	64	109	0	161	84	266	0	39	18	94	1	74	18	122	1
Co. Total	90	67	114	0	172	87	279	0	39	19	325	1	74	22	355	1
<u>KENT</u>																
Camden	0	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-
Dover	0	2	2	0	8	2	3	0	4	2	1	0	8	4	2	0
Harrington	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Milford	0	0	1	0	0	0	2	0	0	0	146	0	0	0	146	0
Smyrna	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Co. Balance	2	1	24	2	4	4	45	3	7	2	28	2	8	2	39	4
Co. Total	3	3	27	2	13	6	51	3	11	4	176	2	16	6	188	4
<u>SUSSEX</u>																
Bethany	0	12	23	0	0	20	71	0	0	0	21	0	0	0	45	0
Georgetown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Laurel	0	2	0	0	1	3	0	0	0	0	0	0	0	0	0	0
Lewis	0	0	6	0	0	0	55	0	0	0	0	0	1	0	0	0
Milford	0	0	3	0	0	0	6	0	0	0	0	0	0	0	1	0
Millsboro	0	0	1	0	0	0	1	0	0	0	24	0	0	0	24	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	1	4	0	0	2	23	0	0	0	3	0	0	0	15	0
Seaford	0	0	3	0	0	4	4	0	0	0	121	0	0	0	121	0
Co. Balance	6	12	158	3	6	17	307	6	3	3	44	3	4	7	167	4
Co. Total	6	27	198	3	7	46	467	6	3	3	213	3	5	7	375	4
<u>STATE TOTAL</u>	99	97	339	5	192	139	797	9	53	26	714	6	95	35	918	9

CHART 7: HEATING FUEL IN NEW HOUSING UNITS

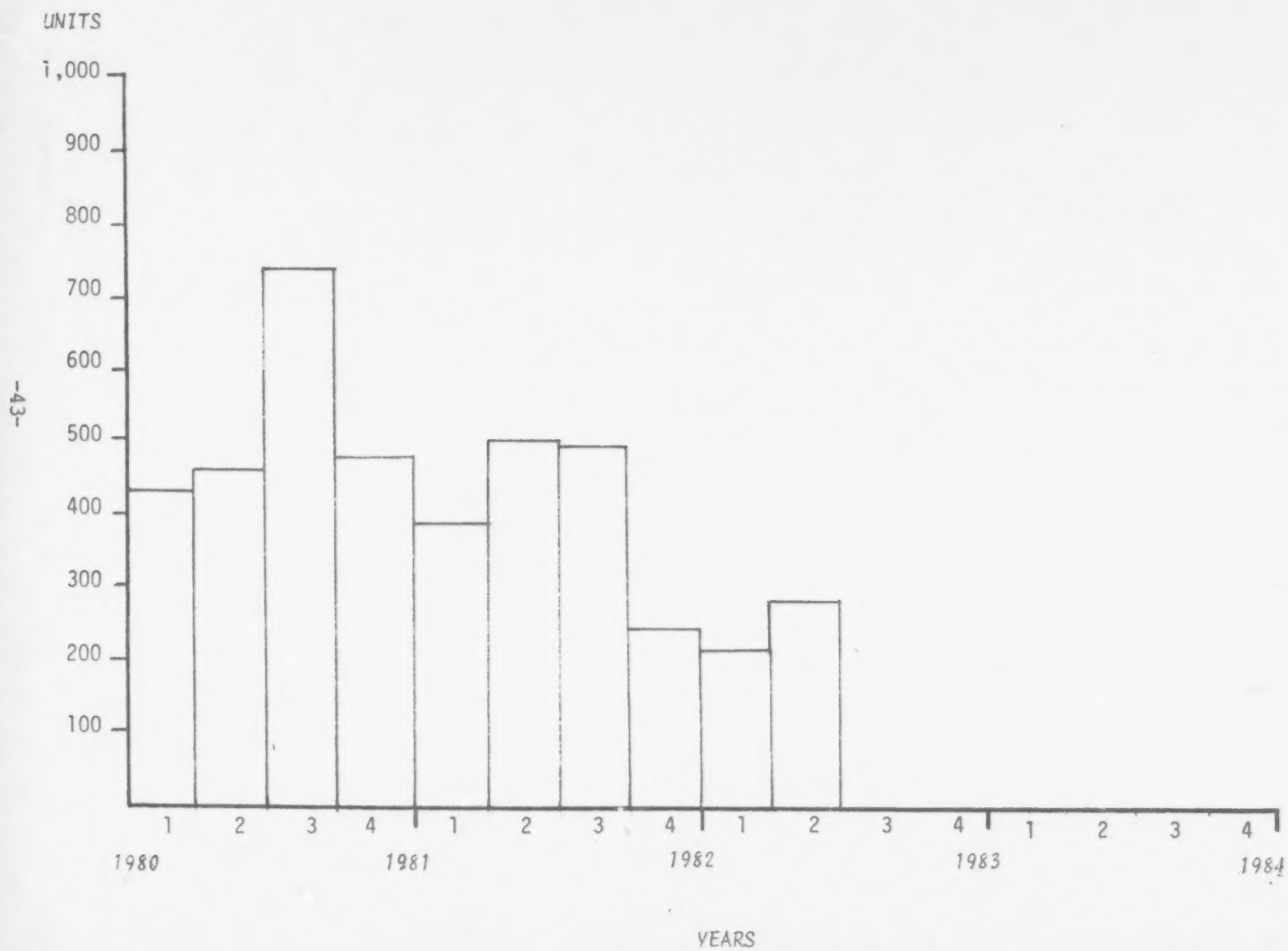
OVERSIZE FOLDOUT(S) FOUND HERE IN
THE PRINTED EDITION OF THIS VOLUME
ARE FOUND FOLLOWING THE LAST PAGE
OF TEXT IN THIS MICROFICHE EDITION.

SEE FOLDOUT NUMBER

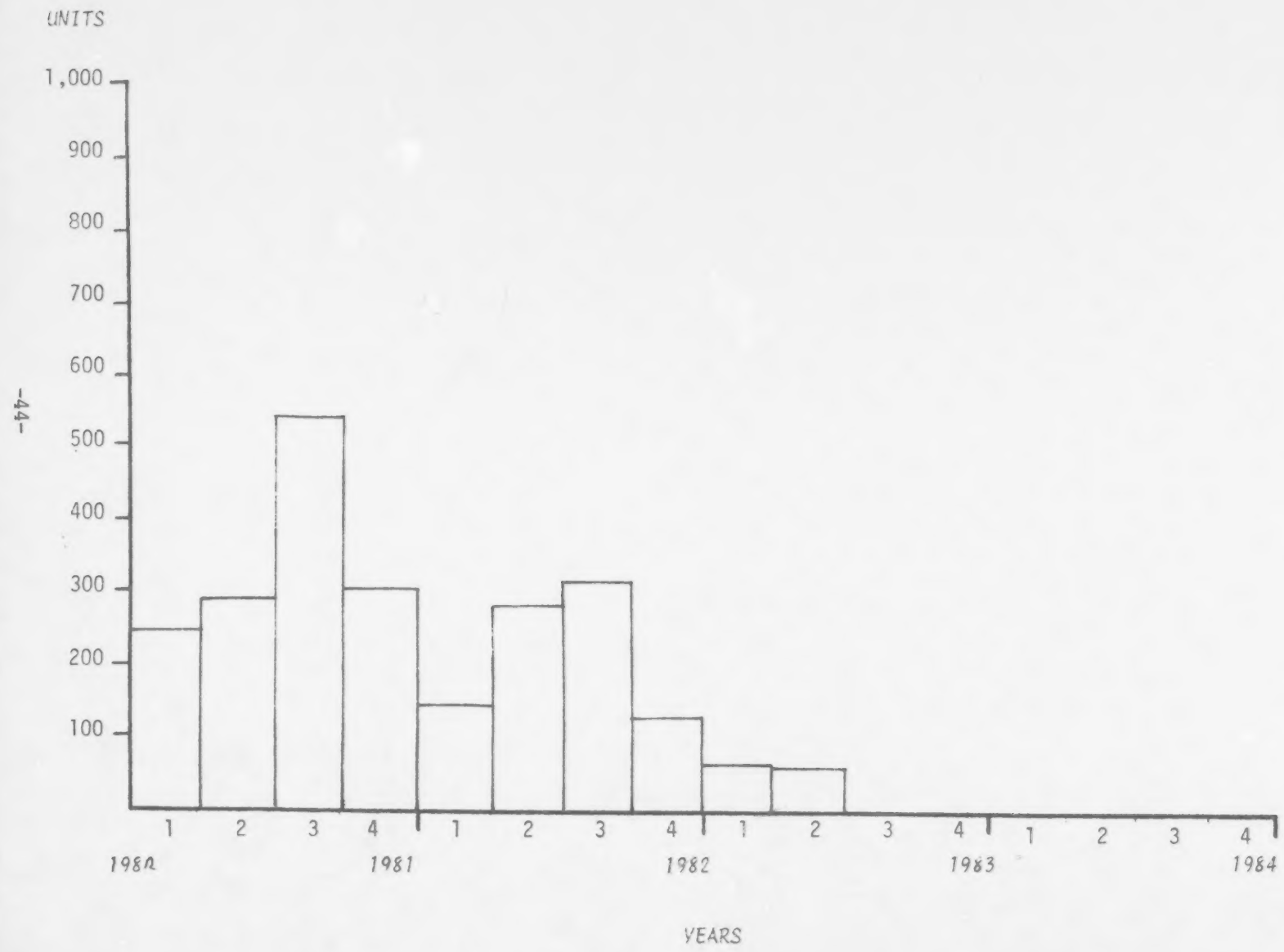
1

APPENDIX B
GRAPHS OF SINGLE FAMILY
HOUSING PRODUCTION
1980 - 1982
(BY QUARTER)

SINGLE FAMILY
HOUSING PRODUCTION
STATEWIDE
BY QUARTER

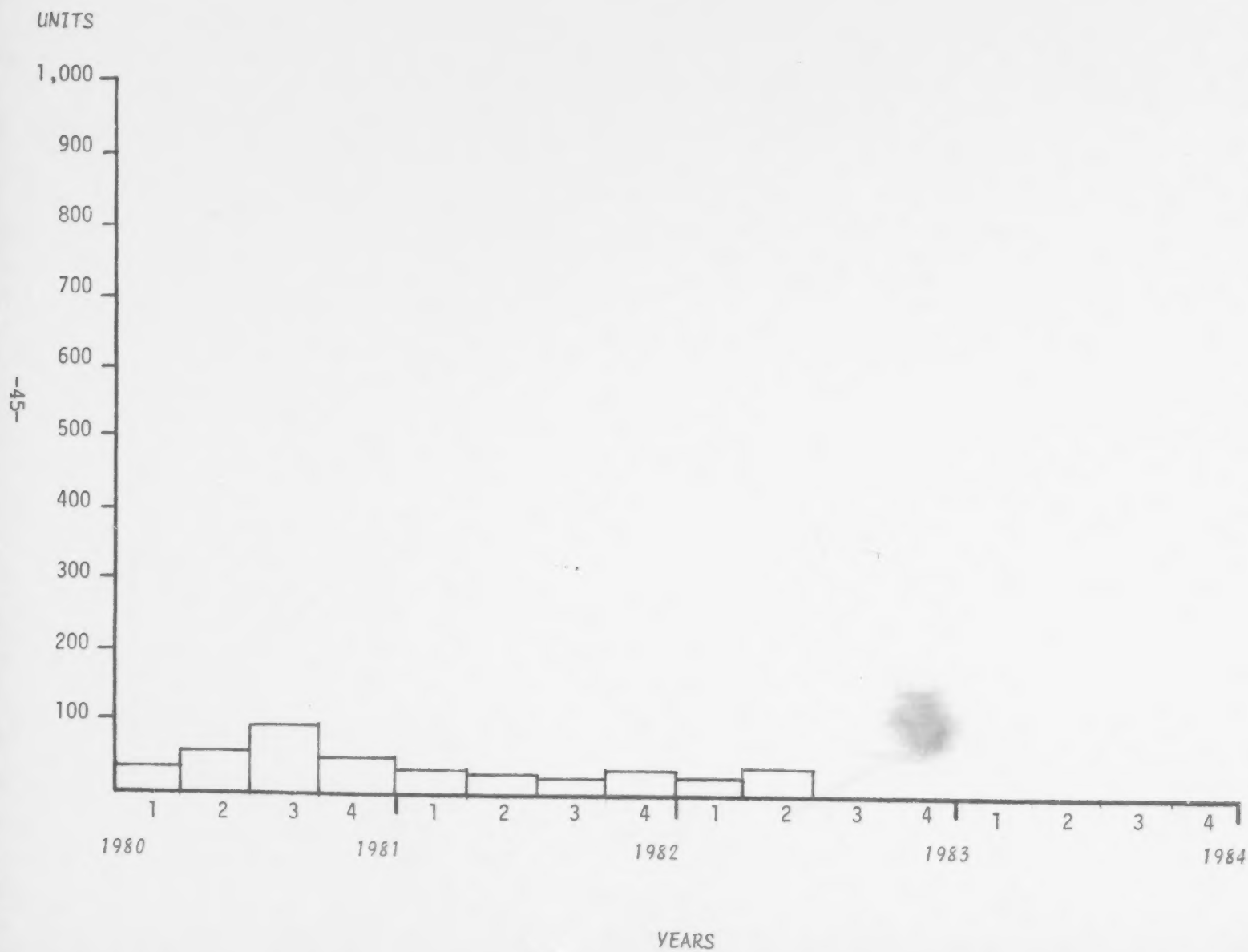


SINGLE FAMILY
HOUSING PRODUCTION
NEW CASTLE COUNTY
BY COUNTY

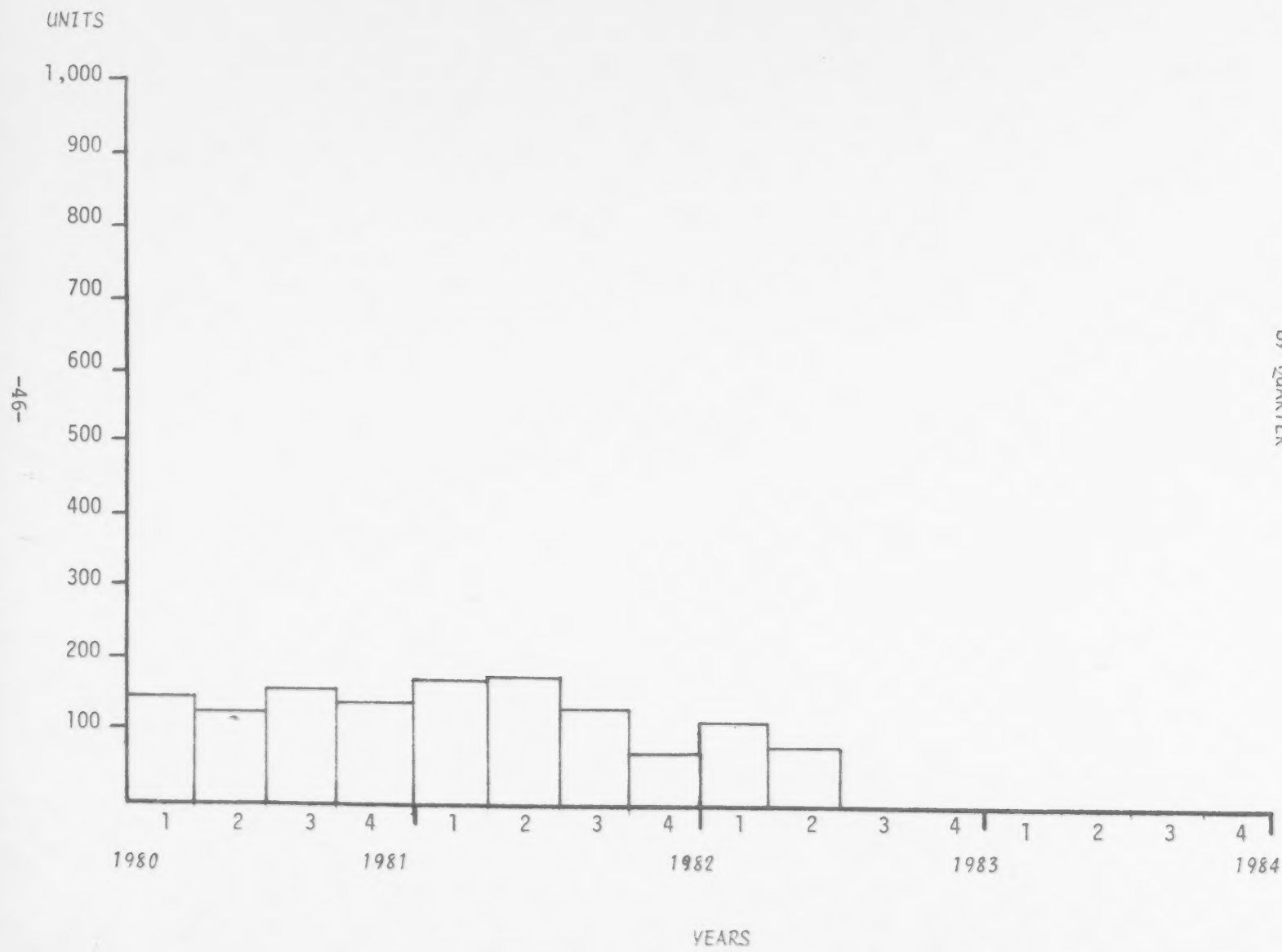


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SINGLE FAMILY
HOUSING PRODUCTION
KENT COUNTY
BY QUARTER

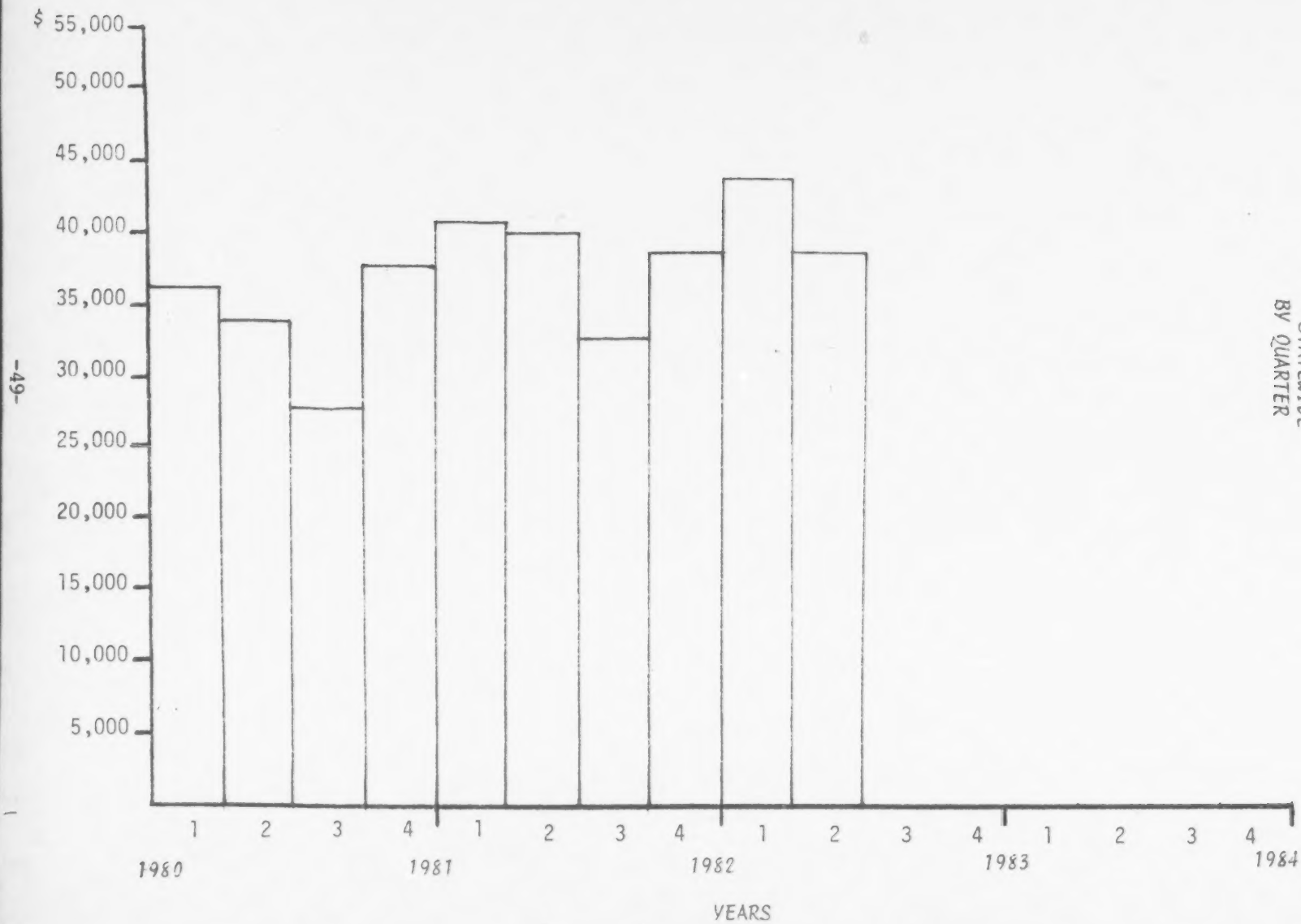


SINGLE FAMILY
HOUSING PRODUCTION
SUSSEX COUNTY
BY QUARTER

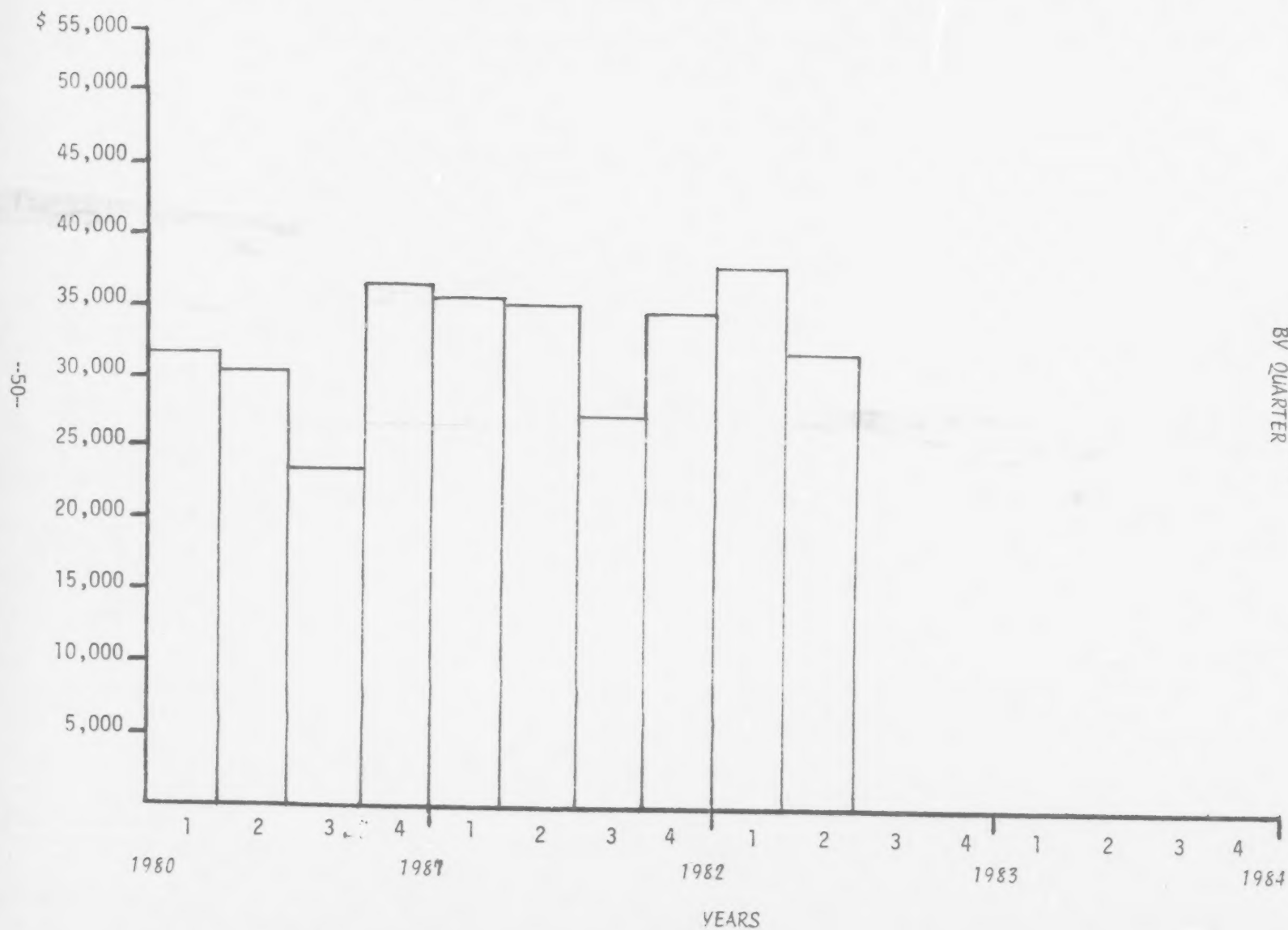


APPENDIX C
AVERAGE BUILDERS' COST
OF A SINGLE FAMILY HOME
1980 - 1982
(BY QUARTER)

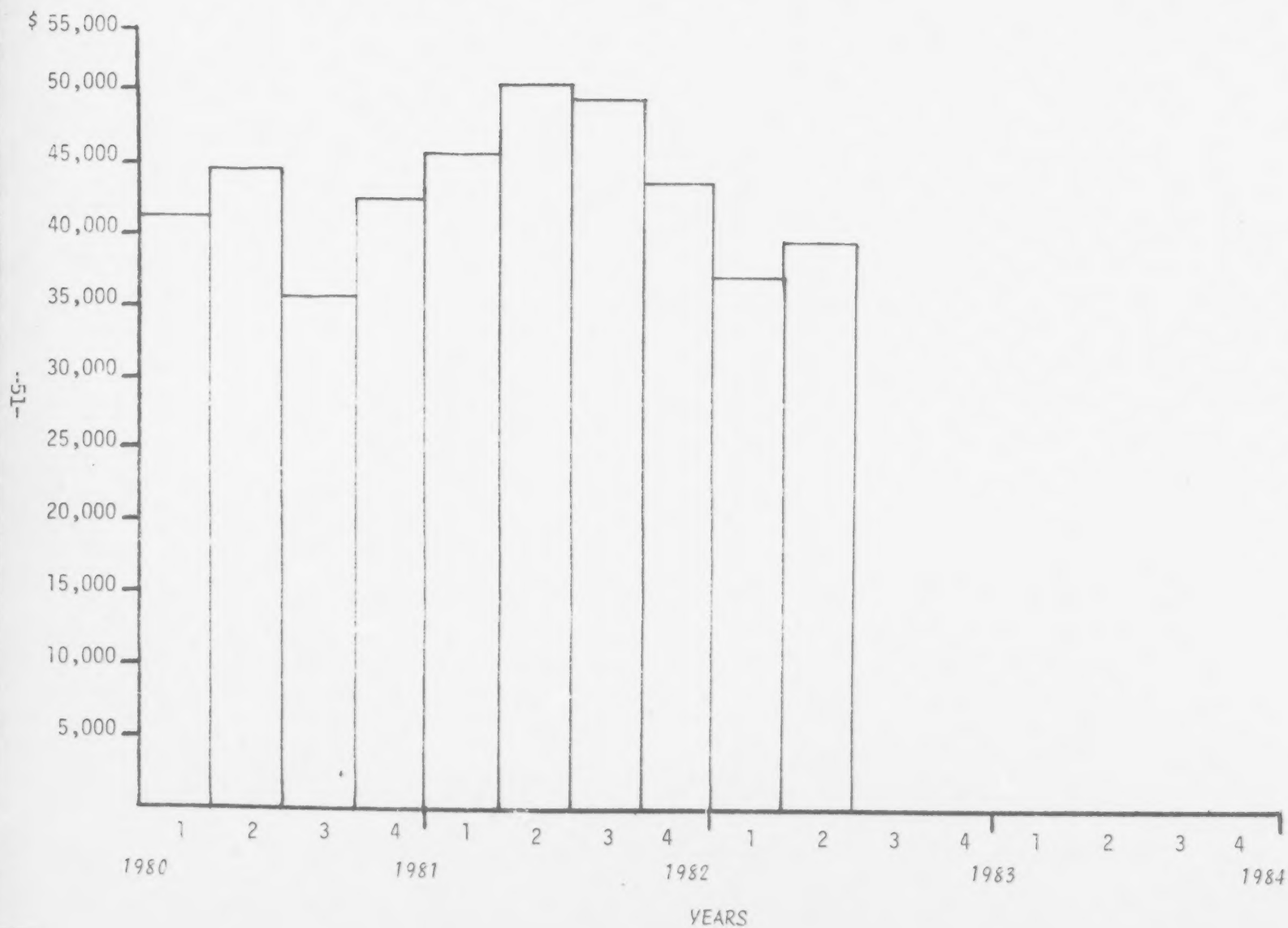
AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
STATEWIDE
BY QUARTER



AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
NEW CASTLE COUNTY
BY QUARTER



AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
KENT COUNTY
BY QUARTER



AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
SUSSEX COUNTY
BY QUARTER

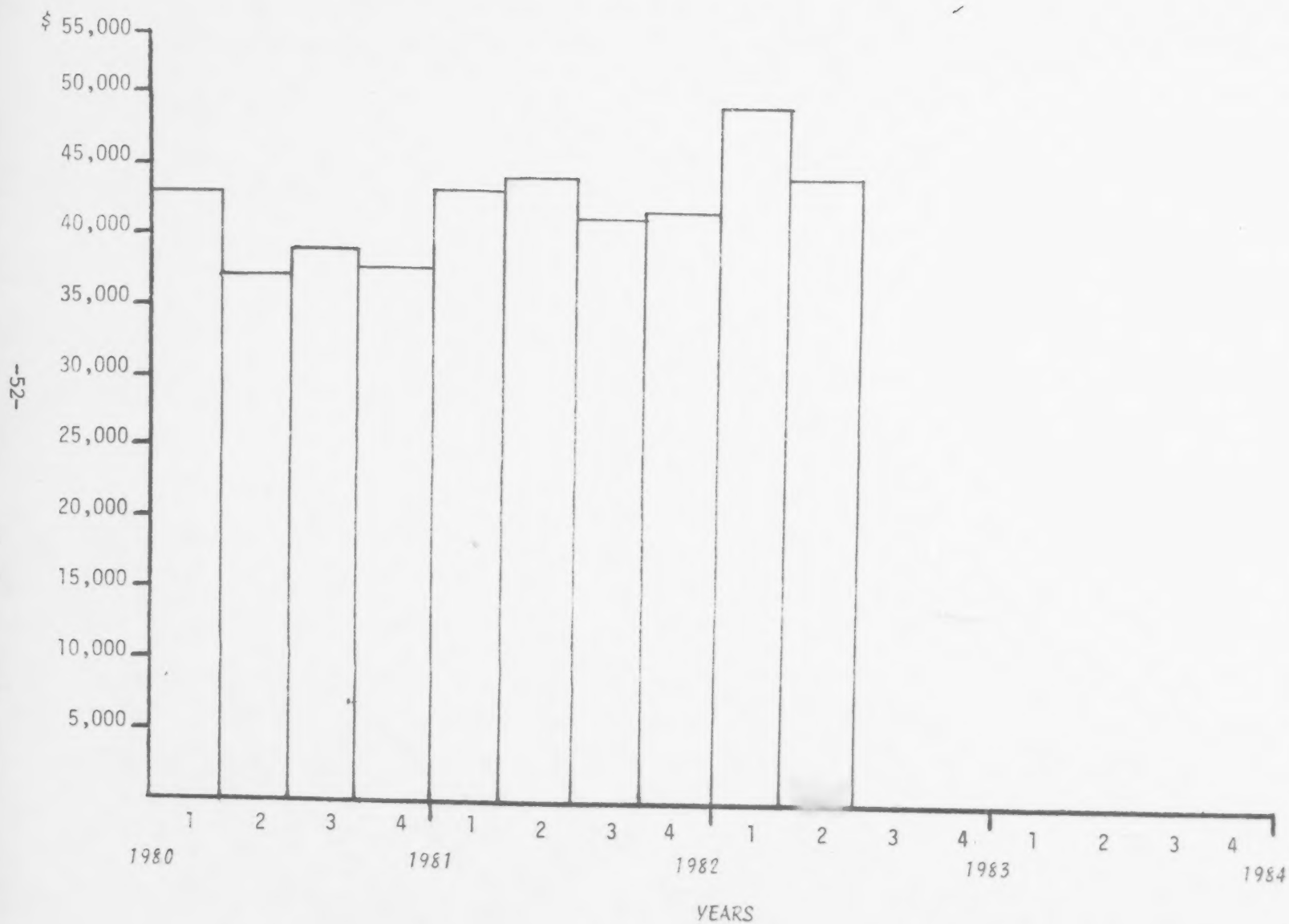


CHART 8: REHABILITATION HOUSING (UNITS AND COST (\$000))

LOCATION	1981				1982			
	TOTAL		2nd	QTR	TOTAL		2nd	QTR
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	6	29	2	10	15	59	6	14
Newark	5	98	3	54	0	0	0	0
New Castle	0	0	0	0	15	139	14	129
Wilmington	152	2,810	96	2,167	313	2,825	139	1,323
Co. Balance	109	1,308	82	959	100	1,269	59	737
Co. Total	272	4,248	183	3,193	443	4,292	218	2,203
KENT								
Camden	0	0	0	0	-	-	-	-
Dover	16	112	12	88	15	154	10	109
Harrington	0	0	0	0	0	0	0	0
Milford (K)	2	50	1	10	2	10	0	0
Smirna	1	7	0	0	4	16	3	10
Co. Balance	61	630	35	351	35	384	22	210
Co. Total	80	799	48	449	56	564	35	329
SUSSEX								
Bethany	0	0	0	0	2	47	1	35
Georgetown	0	0	0	0	27	92	27	92
Laurel	1	7	0	0	23	49	23	49
Lewes	4	36	1	5	6	65	3	23
Milford (S)	1	8	1	8	4	51	2	14
Millsboro	14	151	9	69	5	42	4	35
Milton	2	16	2	16	1	10	0	0
Rehoboth	8	815	0	0	22	197	16	117
Seaford	12	140	3	12	1	5	1	5
Co. Balance	103	1,189	62	563	41	823	12	296
Co. Total	148	2,364	78	675	132	1,380	89	665
STATE TOTAL	497	7,414	309	4,319	631	6,236	342	3,197

CHART 9: RESIDENTIAL DEMOLITIONS AND CERTIFICATES OF OCCUPANCY

LOCATION	NUMBER OF UNITS DEMOLISHED				NUMBER OF OCCUPANCY PERMITS			
	1981		1982		1981		1982	
	TOTAL	2nd QTR.	TOTAL	2nd QTR.	TOTAL	2nd QTR.	TOTAL	2nd QTR.
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0
Newark	3	1	0	0	6	6	0	0
New Castle	1	1	1	1	0	0	1	1
Wilmington	10	5	51	46	269	159	143	52
Co. Balance	24	13	28	12	725	285	355	122
Co. Total	38	20	80	59	1,000	450	499	175
KENT								
Camden	0	0	-	-	0	0	-	-
Dover	0	0	0	0	0	0	16	10
Harrington	0	0	3	1	1	0	0	0
Milford (K)	1	0	1	0	14	0	0	0
Smirna	0	0	0	0	1	0	1	1
Co. Balance	38	15	22	11	55	19	22	12
Co. Total	39	15	26	12	71	19	39	23
SUSSEX								
Bethany	0	0	0	0	41	28	66	52
Georgetown	0	0	3	2	0	0	2	0
Laurel	4	2	1	1	3	2	0	0
Lewes	1	0	0	0	18	2	1	0
Milford (S)	1	1	1	0	3	3	3	1
Millsboro	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Rehoboth	1	0	6	1	11	10	19	13
Seaford	0	0	1	0	3	1	0	0
Co. Balance	0	0	0	0	467	250	155	88
Co. Total	8	3	12	4	546	296	246	154
STATE TOTAL	85	38	118	75	1,617	765	784	352